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Ministry of
Housing

Community Improvement Resource Kit

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Hon. John Rhodes
Minister of Housing

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July 1977



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Housing
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Community Renewal Branch

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The Community Renewal Branch of the Ontario Ministry of Housing has prepared this package of Provincial and Federal resources available to municipalities, to assist those engaged in, or considering, community improvements, to develop comprehensive programs.

We suggest that municipalities which are preparing community improvement plans, especially those participating in the Neighbourhood Improvement Program (NIP), carefully examine the programs outlined in this package, and determine the best financial and practical method of combining them to meet their varied needs.

Not all programs complement each other. Municipalities should therefore discuss proposed combinations with the appropriate administrative bodies prior to committing themselves to any particular course of action. It must also be remembered that the Resource Kit lists only a portion of the existing Provincial and Federal programs to indicate the range of resources available for community improvement activities; attention should therefore be paid to other information sources.

As programs change from year to year to keep pace with changing needs, the Community Renewal Branch will attempt to up-date the Resource Kit on a regular basis. Therefore, if you find this book to be incomplete or out-of-date, please contact the Branch so that the necessary revisions can be made.

J.F. Brown
Director

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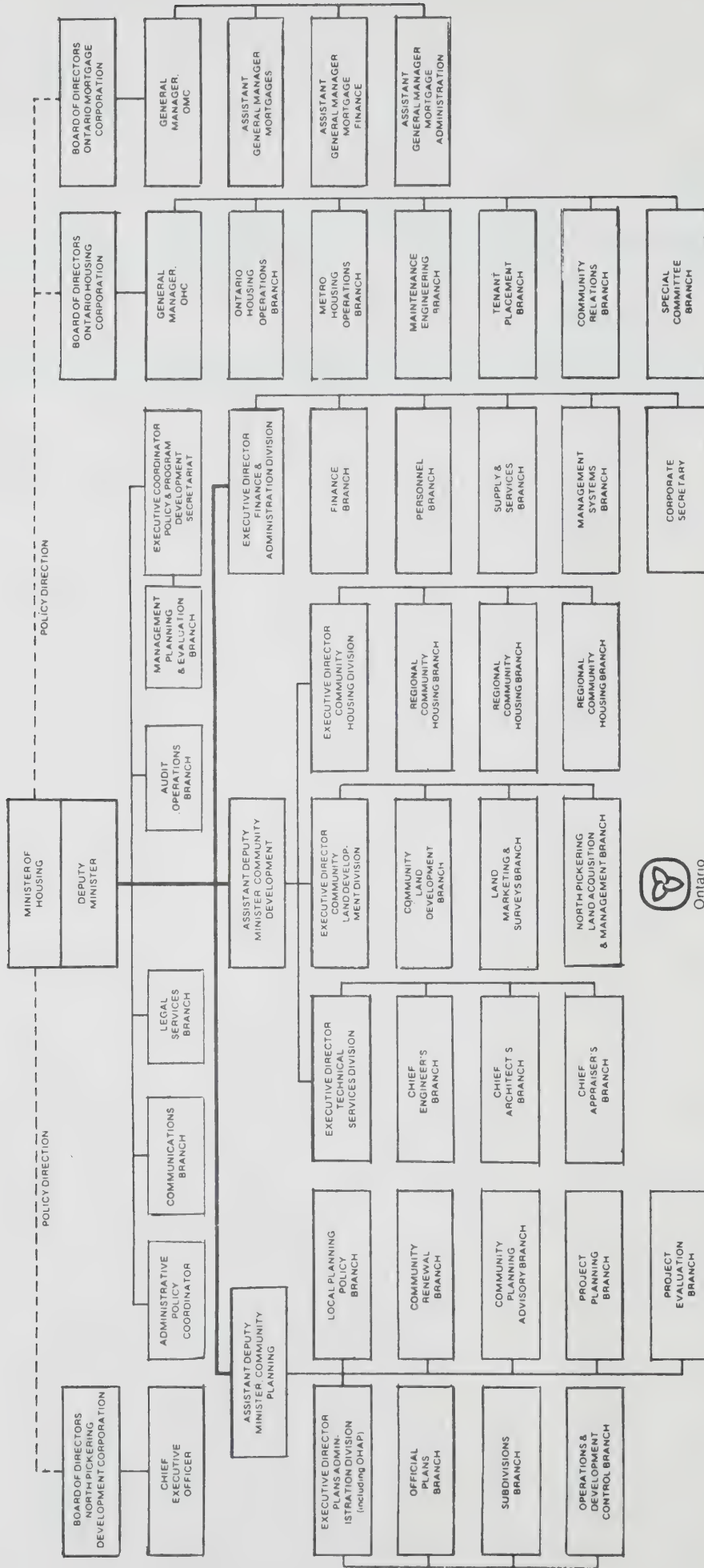
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SECTION I

INTRODUCTION



Ministry of Housing
Organization structure
April 1, 1977

2. COMMUNITY RENEWAL BRANCH

The Community Renewal Branch is responsible for administering a range of provincial and federal-provincial programs designed to upgrade the existing housing stock in Ontario, and to help generate programs that will improve the total urban environment for these homes.

CRB Programs are:

- . Neighbourhood Improvement Program (NIP)
- . Residential Rehabilitation Assistance Program (RRAP)
- . Ontario Home Renewal Program (OHRP)
- . Ontario Home Renewal Program (Rental) (OHRP Rental)
- . Ontario Downtown Revitalization Program (ODRP)
- . Business Improvement Area (BIA)

Other Branch Services:

Property Maintenance:

- . The development and establishment of municipal property maintenance and occupancy standards by-laws under Section 36 of The Planning Act.
- . Liaison with the Ontario Association of Property Standards Officers (OAPSO).

Redevelopment:

- . The use of Section 22 of The Planning Act as a planning technique for redevelopment activities in the public interest.

In addition, the Branch arranges workshops, conferences and study sessions on renewal issues and the operation of municipal rehabilitation programs. Publications are also provided on citizen participation in the local planning process, how to establish a business improvement area, a handbook for property standards officers and other renewal planning subjects.

Contact:

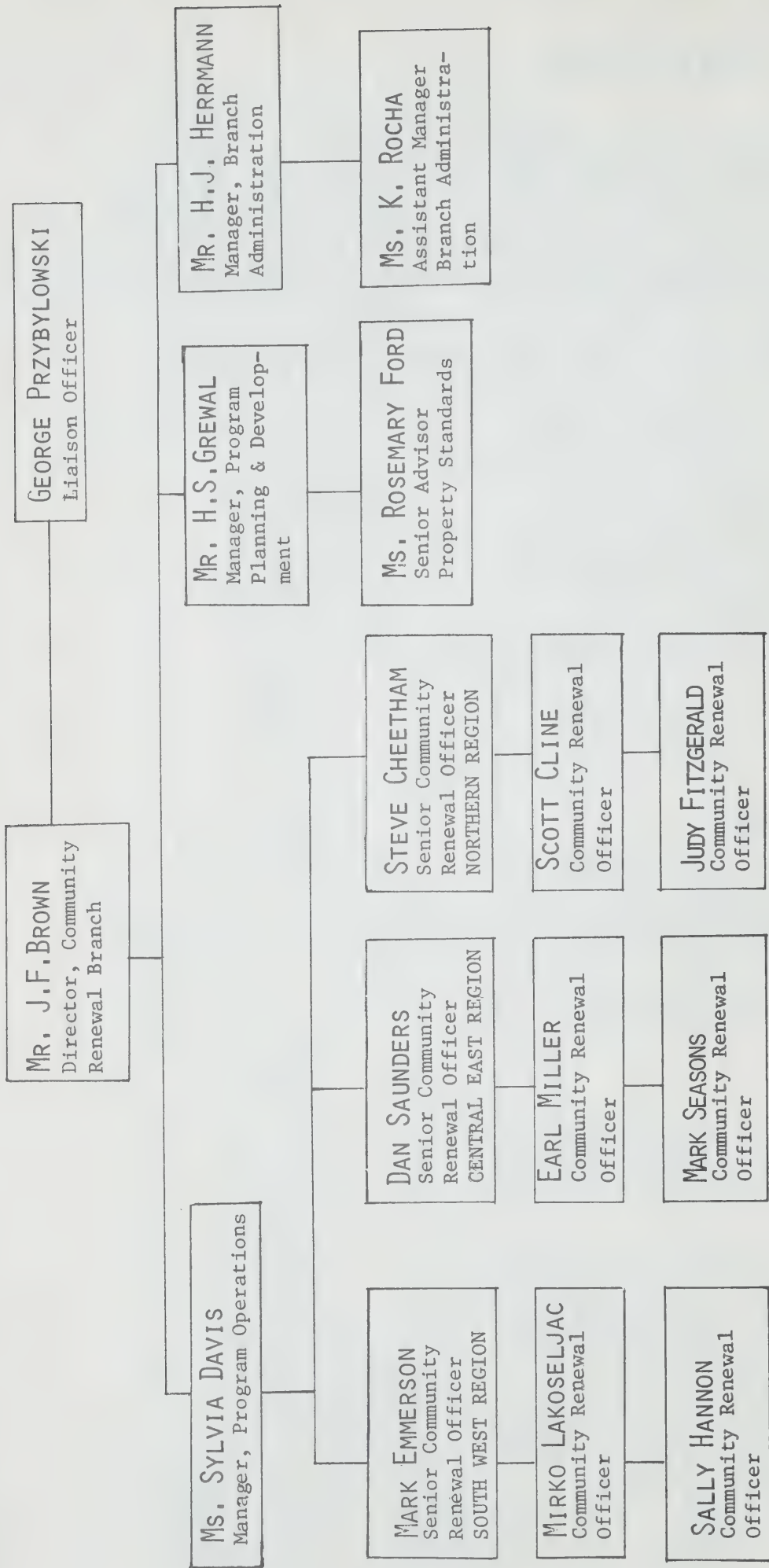
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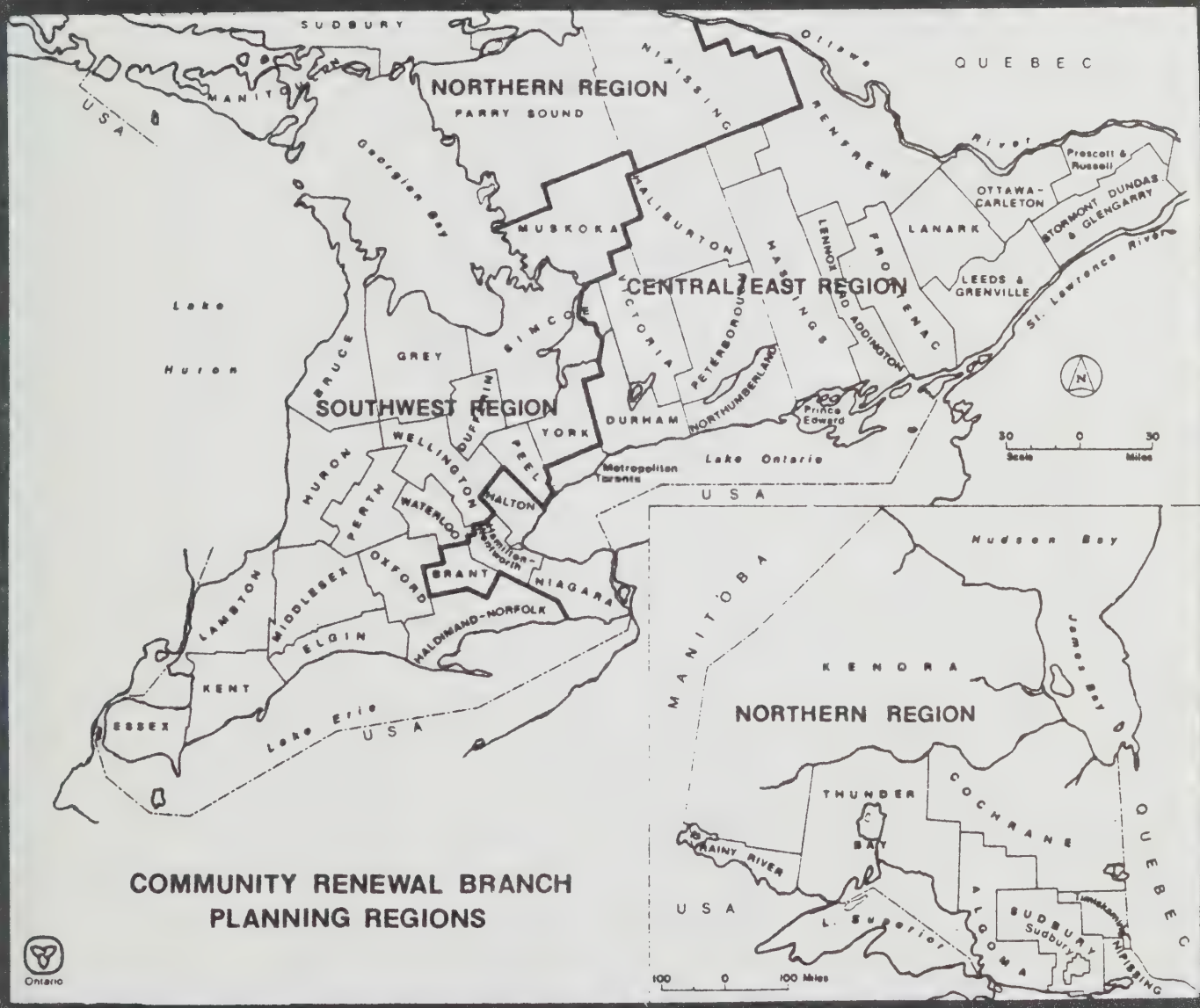
OR

Regional Officers

3. COMMUNITY RENEWAL BRANCH
ORGANIZATIONAL STRUCTURE



4. COMMUNITY RENEWAL BRANCH PLANNING REGIONS



SECTION II

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SECTION II: BASE PROGRAMS

I. NEIGHBOURHOOD IMPROVEMENT PROGRAM

II. RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

1. NEIGHBOURHOOD IMPROVEMENT PROGRAM

Administered by:

The Ministry of Housing through its Community Renewal Branch; Central Mortgage and Housing Corporation, and the local municipal authority.

Authority:

National - National Housing Act, Section 27.1 and 27.3.

Starting Date of Program:

Original federal-provincial agreement was signed December 10, 1973, covering the years 1974/75, 1975/76, 1976/77, 1977/78.

Description of Program:

GENERAL PROGRAM OBJECTIVE

TO ASSIST IN THE IMPROVEMENT OF LIVING CONDITIONS IN NEIGHBOURHOODS.

SPECIFIC OBJECTIVES AND GUIDELINES

Specific Objective 1:

TO IMPROVE THOSE RESIDENTIAL NEIGHBOURHOODS WHICH SHOW EVIDENCE OF NEED AND OF POTENTIAL VIABILITY.

Guidelines:

Selected neighbourhoods shall display the following characteristics:

- (a) The area is predominantly residential in land use.
- (b) A significant proportion of the housing stock is in need of rehabilitation.
- (c) Other elements of the physical environment are in need of rehabilitation.
- (d) The area is inhabited for the most part by low and moderate income people.
- (e) There are deficiencies in neighbourhood amenities.
- (f) The area is potentially stable in terms of land use and densities.

Specific Objective 2:

TO IMPROVE AND MAINTAIN THE QUALITY OF THE PHYSICAL ENVIRONMENT OF THE NEIGHBOURHOOD.

Guidelines:

- (a) To acquire or clear land which is being put to uses detrimental to a residential neighbourhood.
- (b) To provide for the clearance of land for low and medium density social housing.
- (c) To improve or provide municipal works and services and public utilities in the neighbourhood.
- (d) To promote the physical improvement of commercial enterprises. (Loans are available under Section 27-5(1) (b) of The National Housing Act.)
- (e) To ensure the adoption and enforcement of local occupancy and building maintenance standards.
- (f) To assist in stabilizing the neighbourhood in terms of residential land use and densities.

Specific Objective 3:

TO IMPROVE THE AMENITIES OF NEIGHBOURHOODS.

Guidelines:

- (a) To provide or improve neighbourhood recreational facilities.
- (b) To provide or improve neighbourhood social facilities.
- (c) To acquire or clear land which is to be used as public open-space or social and recreational facilities.

Specific Objective 4:

TO INCREASE THE EFFECT OF RELATED PROGRAMS.

Neighbourhood Improvement Program (cont'd)

Guidelines:

- (a) To increase the impact of RRAP and to stimulate other forms of rehabilitation.
- (b) To serve as a focus for other programs whose aim is to improve the physical and social fabric of the neighbourhood (Provincial staff is available for advice on these programs).

Specific Objective 5:

TO IMPROVE THE NEIGHBOURHOOD IN A MANNER WHICH MEETS THE ASPIRATIONS OF NEIGHBOURHOOD RESIDENTS AND THE COMMUNITY AT LARGE.

Guidelines:

- (a) To secure the participation of neighbourhood residents in determining goals and priorities for the implementation of improvement of the neighbourhood.
- (b) To ensure that adequate compensation and relocation expenses be paid to those persons dispossessed of accommodation. (The terms of The Ontario Expropriation Procedures Act should be used as a guide.)
- (c) To ensure that alternate accommodations within the means of dispossessed persons be made available.

Specific Objective 6:

TO DELIVER THE PROGRAM IN A MANNER WHICH ALLOWS DECISIONS TO BE MADE WITHIN KNOWN FUNDING AND TIME LIMITS.

Guidelines:

- (a) To establish selection, planning and implementation phases which are limited in time.
- (b) To plan and implement improvements within the terms of a pre-determined allocation to a given neighbourhood.

- (c) To provide a level of funding in each neighbourhood sufficient to ensure its viability as a residential area.

PROGRAM FEATURES

There are three basic features of the program:

A. Limited Funding

It does not seek to provide unlimited resources to do everything that may be considered desirable. Instead, NIP requires planning and implementation within the terms of known and predetermined resources. In turn, this requires a careful selection of priorities for action and further requires flexibility in planning and implementation to allow for readjustment of priorities as conditions or costs change. The municipality is required in the initial instance to estimate the costs and, if these costs are accepted by the Federal and Provincial governments, the Federal and Provincial contributions allocated to the neighbourhood by the municipality becomes the maximum Federal and Provincial contributions for that particular project.

B. Planning Requirements

The planning process should not involve the preparation of an elaborate plan before action commences. However, the approval of the Provincial Minister is required before such action can commence. Consequently, implementation may proceed when a redevelopment plan pursuant to Section 22(5) and The Planning Act has been formulated. Detailed planning of more specific proposals should be undertaken during implementation.

C. Resident Participation

It is a requirement of The National

Neighbourhood Improvement Program (cont'd)

Housing Act that the municipality advise the Province of the manner in which the municipality proposes to obtain the participation of the neighbourhood in planning and implementation. However, the responsibility for the degree of resident involvement is a matter for municipal determination. Such involvement should concern itself not only with the physical improvement of the area which is funded under NIP but also with ongoing administrative and related costs that installation of such facilities will place upon the municipality.

D. Staging

It is anticipated that the entire process will take a period of not more than four years. Up to 2% of the funding to a municipality may be used for neighbourhood selection. Up to 8% of the funding allocated to a neighbourhood by the municipality may be used for neighbourhood planning. The remainder of the funding allocated to a neighbourhood is for implementation.

PROCESS BY WHICH THE PROGRAM OPERATES

The program is operated on the basis of an annual agreement between Central Mortgage and Housing Corporation and the Government of Ontario. This agreement provides for a Federal contribution to the Province of Ontario for re-allocation among Ontario municipalities selected by the Province in consultation with the Municipal Liaison Committee and accepted by C.M.H.C. There is a four year period for the completion of the program. The annual agreement also provides the manner in which applications are to be made, sets out criteria for neighbourhood eligibility, and indicates the manner in which certificate of eligibility will be issued. All enquiries should be directed to the Community Renewal Branch of the Ministry of Housing of the Government of Ontario. Also, all applications for the Federal and/or Pro-

vincial funds by eligible municipalities in a given year for each of the three successive stages of program operation should be made to the Minister of Housing, Government of Ontario.

The selection of the neighbourhood or neighbourhoods within a selected municipality shall be the responsibility of the municipality, as long as the selected neighbourhood complies with the neighbourhood eligibility criteria. Prior to finalizing the selection of the neighbourhood, a municipality should consult with the Community Renewal Branch of the Ministry of Housing.

It is not mandatory that the three-stage process be followed in every instance. Provided the preparatory work has been completed, a municipality may enter the process at the planning or implementation stage.

The staff of the Community Renewal Branch of the Ministry of Housing will help the eligible municipality determine the stage of its operation. The three stages being:

- i) Neighbourhood Selection
- ii) Neighbourhood Planning
- iii) Implementation

Normally a municipality should not require more than 6 months in each of the selection and planning stages and the remaining 3 years for implementation.

PROVINCIAL REQUIREMENTS FOR MUNICIPAL ELIGIBILITY

In order to qualify for the Neighbourhood Improvement Program a municipality must meet the following criteria:

- (1) have a neighbourhood or neighbourhoods which meet the neighbourhood eligibility criteria - where more than one area is eligible, priority must be given to the most needy;
- (2) have an Official Plan in order to be able to designate the area pursuant to Section 22(2) of The Planning Act;

Neighbourhood Improvement Program (cont'd)

- (3) have or agree to develop a property maintenance by-law and commit itself to effectively administer it in the future.
(Section 36 of The Planning Act);
- (4) have the financial and administrative capability to undertake the Neighbourhood improvement Program;
- (5) agree to involve the residents of the neighbourhood in determining the goals and priorities for the improvement of their neighbourhood.

NEIGHBOURHOOD ELIGIBILITY

It is recommended that prior to entering into the Neighbourhood Improvement Program, the municipality should consult with the Community Renewal Branch.

The criteria are designed to be compatible with the characteristics of most urban areas, but there may be unique local geographic, historical or economic factors which would make a strict interpretation of the standards unduly restrictive. In such cases, the municipality should seek assistance of the Community Renewal Branch of the Ministry of Housing.

A. DEFINITIONS - TO BE ELIGIBLE FOR NIP, AREAS MUST BE RESIDENTIAL NEIGHBOURHOODS, AS DEFINED BELOW:

1. "Residential" means that existing built-up gross land uses are more than 50% residential, and that unserviced vacant land is less than 20% of total gross land uses.
2. "Neighbourhood" means an area defined by boundaries which respect existing geographic, social, physical and functional features.

B. INDICATORS OF NEED AND VIABILITY - NEIGHBOURHOODS SELECTED SHALL DISPLAY THE FOLLOWING CHARACTERISTICS:

- (a) A significant portion of the housing stock is in need of rehabilitation.

REQUIREMENT

More than 25% of residential units shall be in need of rehabilitation.

METHOD

The number of residential units shall be established by available statistics and/or a visual survey.

- (b) Other elements in the physical environment are in need of rehabilitation.

REQUIREMENT

Deficiency or deterioration in at least one of the following categories:

1. Neighbourhood sewer and water services.
2. Paving, lighting and other local utilities.
3. Non-residential buildings, structures and uses.

METHOD

Municipal estimate through existing municipal records and/or a visual survey.

- (c) There are deficiencies in neighbourhood recreational and social facilities.

REQUIREMENT

Deficiency or deterioration in at least one of the following categories:

1. Public recreation facilities, indoor and outdoor.

Neighbourhood Improvement Program (cont'd)

2. Public open space.
3. Public social facilities, such as community centres, libraries clinics and multi-service facilities.

METHOD

Municipal estimate and/or survey.

- (d) The area is occupied for the most part by low and moderate income people.

REQUIREMENT

The average household income of the NIP area shall be below the average household income of the municipality. Where the municipality is small, and the NIP area occupies a substantial proportion of the municipality, the average neighbourhood income shall be below the average provincial household income.

METHOD

Estimates from census data and/or other appropriate data.

- (e) The area is potentially stable in terms of residential land uses and densities.

REQUIREMENTS

1. There are no indications of major construction or re-development plans which will cause major changes in land use of the area, beyond those types of changes which may develop in the Neighbourhood Improvement Program planning process.
2. There are no conditions inside and outside of the neighbourhood which will continue to exert a negative influence in the neighbourhood, the adverse effects of which cannot be ameliorated by governmental action.

3. The municipality has or intends to adopt and enforce a property maintenance and occupancy standards by-law.

N.B. With respect to e(2), the definition of a condition which is a deteriorating influence should be interpreted on the basis of local conditions. For example, a pulp mill may be a source of pollution, but if it provides the bulk of local employment, it may constitute an acceptable condition to the local residents. On the other hand, a noisy scrap metal yard in or adjacent to a NIP area may be considered a negative influence. Even in this case, however, all that is asked is that the municipality indicate that a reasonable effort to alleviate the problem has been or will be made.

C. FUNDING CRITERIA

To insure that meaningful improvement will be carried out, the following funding criteria are operative for projects funded in the 1975 agreement:

1. The minimum level of NIP project Federal contributions shall be one hundred dollars (\$100) per NIP area resident.
2. The minimum level of NIP project Federal contributions should be one hundred and fifty thousand dollars (\$150,000) per project.

It should be noted that "NIP project Federal contributions" is the amount of Federal contributions allocated to a specific project after selection stage contributions have been deducted, i.e. the amount of Federal contributions available for the planning and implementation stages of the project.

Grant Contributions

Central Mortgage and Housing Corporation and the Province may, within the financial limits specified in the annual agreement with the Province, make contributions to a municipality. There are two categories of assistance, depending upon the nature of the specific project. Levels of assistance are as follows:

A. 50% (FEDERAL CONTRIBUTION) AND 25% (PROVINCIAL CONTRIBUTION) OF THE COST OF

- (a) Selecting the neighbourhood - for neighbourhood selection, the Federal contribution shall not exceed two percent of the Federal allocation. The Provincial contribution shall be 50% of the Federal contribution. These selection costs may include such items as meetings, cost of census data, surveys, staff salaries, rental of meeting places and advertising.
- (b) Developing a Neighbourhood Plan - for neighbourhood planning, the Federal contribution shall not exceed eight percent of the Federal contribution allocated to the neighbourhood by the municipality. The Provincial contribution shall be 50% of the Federal contribution. These costs could include, for example, meeting costs, rental of meeting places, salaries of municipal staff delegated to work with area residents, consultant fees, and support for citizen involvement.
- (c) Acquiring or clearing land for the purpose of providing open space or community facilities in the designated neighbourhood. A municipality cannot use Neighbourhood Improvement Program funds to be reimbursed for land which it already owns.
- (d) Acquiring or clearing land to be used for medium and low density housing for individuals or families of low and moderate income where:

- i) the property consists of residential buildings that are beyond the stage of economic rehabilitation and will be cleared,* or;
- ii) the existing land use is inconsistent with the general character of the area, or;
- iii) the property is adjacent to (i) or (ii) and is required to assemble a suitable site for the planned re-use of the land.

*(Housing may not be acquired for rehabilitation under NIP)

It is recommended that when considering the purchase of such lands there should be prior consultation with the Ontario Housing Corporation and Central Mortgage and Housing Corporation in order to determine the suitability of the site for unding for social housing. Where a municipality owns land with housing or noxious uses it may use NIP funds to clear such lands for low and moderate income housing.

In some instances, it may be the optimal solution to move residential buildings to other sites within the neighbourhood or elsewhere, rather than demolishing them. Instances where the moving of residential buildings might occur would be in the assembly of sites for social and recreational facilities or social housing, where the majority of buildings are substandard but a few are in good condition and lend themselves to being moved elsewhere, possibly as an in-filling operation. Moving costs are eligible under the program, the degree of assistance depending upon the subsequent re-use of the cleared land as is the case with acquisition and clearance. In reaching a decision on moving a unit as an alternative to demolition, a municipality should be guided by

the physical and economic viability of the operation and the social factors involved. Eligible moving costs include the cost of a new lot, foundations, actual moving costs plus repair to any damage caused, and incidental expenses.

- (e) Capital cost of construction or acquiring and improving social and recreation facilities within the designated neighbourhood -

such as playgrounds, parks, equipment and landscaping for parks and playgrounds, community centres, wading pools, swimming pools, clinics and libraries. Operating costs for these facilities are not eligible for funding. Oversize facilities must be pro-rated to determine the eligible cost.

- (f) Developing property maintenance and occupancy standards that will apply to the neighbourhood. Actual costs of enforcement are not eligible. (Assistance and a model by-law can be obtained from the Community Renewal Branch for municipalities wishing to pass a by-law under Section 36 of The Planning Act). Prior to the passing of the by-law by Council, comments should be solicited from the Community Renewal Branch of the Ministry of Housing for the purposes of RRAP (See Section on by-law development),

- (g) Relocation expenses and compensation related to the relocation of individuals or families dispossessed of housing accommodation as a result of the implementation of the project. This includes moving expenses and any additional costs for interim accommodation, if necessary. If expropriation is necessary the compensation will be as provided for in The Expropriation Procedures Act.

- (h) Administrative and information costs of the program, including the costs of employing persons for the implementation of the project, as well as publicity, information and general administrative costs.

- (i) Making loans for the physical improvement of commercial enterprises in the neighbourhood. This item relates to the municipal administrative costs incurred in arranging the loan. In this instance there is no Provincial contribution.

- (j) Netting of Contributions - contributions made under the above (a to i) are made on the condition that any proceeds from disposals of acquired assets shall be credited to Project Costs in the Statement of Accounts, at the time the disposal is made. Where acquired assets are subsequently leased, the capitalized value of the leasehold disposal shall be credited in the Statement of Account at the time the lease is entered into. Particulars of the lease shall be conveyed to CMHC and the Ministry.

B. 25% (FEDERAL CONTRIBUTION) and 25% (PROVINCIAL CONTRIBUTION) TOWARDS THE COST OF

- (a) Improving municipal and public utility services - This may include sanitary and storm sewer systems, water distribution systems, roads, paving, culverts, curbs, gutters, sidewalks, street lighting, fire and police alarm systems, traffic lights, street name signs, termite and rodent control, landscaping of street boulevards, the cost of acquiring land for roads, etc. The cost of installing hydro, gas and telephone distribution systems is usually borne by the rate structure of the utility company involved.

Neighbourhood Improvement Program (cont'd)

However, where there is a cost of installation or compensation for abandonment of utilities to the municipality, such cost would be eligible for a contribution. The costs of services provided on a scale that is greater than required for the neighbourhood must be pro-rated.

- (b) Acquiring or clearing land that may not be used for public open space or community facilities or for medium and low density housing for low and moderate income people and where the land use is not consistent with the general character of the neighbourhood, less the market value of the land after it has been acquired and/or cleared, as determined by Central Mortgage and Housing Corporation and the Province.

ACCOUNTABLE ADVANCES

To provide working capital to a municipality for NIP purposes, the Province and CMHC may make accountable advances in relation to their respective contributions. There will be no accountable advances in respect to loans. Accountable advances may be made as follows:

- (a) For neighbourhood selection, the Federal contribution shall not exceed two percent of the Federal allocation. The Provincial contribution shall be 50% of the Federal contribution.
- (b) For neighbourhood planning, the Federal contribution shall not exceed 8% of the contribution allocated to the neighbourhood by the municipality. The Provincial contribution shall be 50% of the Federal contribution.

- (c) For implementation, up to the municipality's anticipated program expenditures for a two month period but in no event exceeding 20% of the total Federal contribution allocated to the neighbourhood by the municipality. As progress claims are submitted, the accountable advance can be adjusted up to the authorized level until 90% of the Federal and Provincial contributions has been disbursed (progress payments plus outstanding accountable advances). Beyond this level, accountable advances are to be re-imbursed through the submission of further progress claims. Thereafter, the final 10% may be disbursed on submission of accounts.

THE PROVINCIAL ROLE

The Provincial role will be:

- (a) Receive statement of intent to participate from municipalities wishing to enter the program.
- (b) Negotiate an annual NIP agreement with the Federal Government, in consultation with the Municipal Liaison Committee, and also reallocation of funds where necessary.
- (c) In consultation with the Municipal Liaison Committee, develop municipal selection criteria and also prepare the list of selected municipalities in a given year.
- (d) Notify eligible municipalities.
- (e) Discuss with eligible municipalities the status of their Neighbourhood Improvement Program.

Neighbourhood Improvement Program (cont'd)

- (f) Receive and review applications from eligible municipalities for Federal and Provincial aid, and if acceptable, forward same to CMHC field office.
- (g) Advise municipalities of the Federal decisions on their applications.
- (h) Receive and review municipal requests for Provincial and Federal advance payments, and if acceptable, forwarding the latter to CMHC field office.
- (i) Receive and review municipal claims for Provincial and Federal payments, and if acceptable, forwarding the latter to CMHC field office.
- (j) Receive redevelopment plan and process for approval.
- (k) Negotiate individual agreements at each stage with the municipality.
- (l) Continue project monitoring and review to determine if objectives are being met and to recommend adjustment.
- (m) Undertake jointly an evaluation of the effectiveness of the Neighbourhood Improvement Program as per Clause 10 of the agreement.
- (n) Prepare a needs and demands study for allocations for subsequent years.
- (o) Provide Ministerial approval of CMHC/Municipal RRAP agency agreement.

THE CMHC ROLE

The CMHC role will be:

- (a) To negotiate an annual NIP agreement including the list of eligible municipalities in collaboration with the Province.
- (b) Approving applications from eligible municipalities as submitted by the Province, pursuant to the annual NIP agreement.
- (c) Issuing the relevant certificate of eligibility in the name of the Federal Government to the municipality and forwarding a copy to the Province.
- (d) Preparation and release of joint press release.
- (e) Making advance payments to the municipality through the Province.
- (f) Processing claims for Federal contributions and loans as submitted by the Province and make payments to municipality.
- (g) Continuing project monitoring and review to determine if project objectives are being met.
- (h) Undertake jointly with the Province an evaluation of the effectiveness of the Neighbourhood Improvement Program.
- (i) Negotiate RRAP agreement with the municipality after Provincial authorization has been obtained (CMHC Office).

Neighbourhood Improvement Program (cont'd)

ADDITIONAL INFORMATION

1. It is vital that any municipality undertaking the Neighbourhood improvement Program has both financial and administrative capabilities available. However, it is not immediately apparent to municipalities that this program has many hidden expenses and ramifications which only appear after the program has been in operation for a period of time. For example:
 - (a) if a swimming pool is a planning choice by a municipality, future current expenditure by that municipality will have to be adequate to service and staff same;
 - (b) OHRP and RRAP require general administrative functions in excess of that available on the average municipal office. Federal and Provincial funds assist in meeting only a portion of these costs;
 - (c) even the processing of NIP accounts and claims places an additional burden upon treasury staff. NIP does provide for the cost charging of all the municipal administration costs directly related to the program. Municipalities must indicate that the time application is made for initial funding for selection of a neighbourhood, the administrative format to be used to administer the program, i.e. where will NIP fit? Is the program to be administered by the planning department, the development department, the housing department, the recreation department, or will the administration of the program be a new function within the municipal framework?
2. Loans available from CMHC for the Municipal Share of NIP Costs -
 Where Central Mortgage and Housing Corporation makes a contribution to a municipality pursuant to Section 27.2 N.H.A., it may make a loan to or for the benefit of the municipality to assist in the financing of Neighbourhood Improvement pursuant to Section 27.5 N.H.A. as follows:
 - (a) in an amount not exceeding the lesser of, 75% of the amount obtained by deducting the amount of the C.M.H.C. contributions from the capital cost upon which the contribution was determined, or, the amount of loan allocated pursuant to the agreement.
 - (b) with respect to any loan made by the municipality to a commercial enterprise for the purpose of improving such premises within the neighbourhood in respect of which the C.M.H.C. contribution is made, not exceeding in any case the lesser of
 - i) the amount of the loan made by the municipality to the commercial enterprise
 - ii) ten thousand dollars

Loans may be for a term not exceeding 25 years and will bear interest at a rate prescribed by Governor-in-Council as of the date of loan commitment. Loans are to be secured by the issuance of provincial or municipal debentures which are required annually in an amount equal to the advances made to the municipality during the previous calendar year. Interest on such advances will be due and payable on the effective date of each debenture.

Neighbourhood Improvement Program (cont'd)

The debenture is to be in such a form as to comply with all normal requirements for (provincial or) municipal debentures. The municipality is to obtain provincial certification of the debenture as to its validity. The debenture must be registered by the municipality concerned in the name of Central Mortgage and Housing Corporation. Registration details are to appear on the debenture.

Repayment is to be made in equal blended payments of principle and interest not less frequently than annually, in accordance with a repayment schedule which will form an integral part of the debenture. The interest rate must be accurately recorded on the face of the debenture, e.g. 5/8% calculated semi-annually. The debenture may either indicate that all payments of principal and interest are to be made by cheque to Central Mortgage and Housing Corporation or may have coupons of combined payments of blended principal and interest in accordance with the repayment schedule.

N.I.P. Loans

Municipalities may make application to C.M.H.C. for loans for each of the separate stages of selection, planning and implementation (three separate loans). Application. Applications are to be made on CMHC 1846, Application-Loan, in duplicate and are to be supported by a resolution of council authorizing the loan application together with evidence of provincial approval.

Upon receipt of acceptable documentation C.M.H.C. will issue a commitment by completing the CMHC Approval portion of the CMHC form 1846. The application and commitment will serve as temporary security for advances until replaced by debentures.

Accountable advances are not available on loans, however, loan advances will be made to municipalities upon submission of a CMHC form 2068 outlining the municipal expenditures which are eligible for N.I.P. loan purposes. Progressive loan advances may be made during each N.I.P. stage, if the municipality so desires, upon submission of up-dated CMHC 2068(s), Request-Loan Advance.

It is expected that the sum of grants and loans from all federal and provincial sources, made to a municipality, will not exceed 100% of the total project costs.

Example of Loan Calculation

1. Total NIP Expenditure	\$100,000	
2. Federal Contributions	\$50,000	
Provincial Contributions	\$25,000	\$75,000
3. Municipal share of project cost		25,000
4. Max. Fed. loan by calculation		38,000
5. Max. Fed. loan available	25,000	
6. Total Federal funding		75,000
7. Total Provincial funding		25,000
8. Net Municipal funding		-

Commercial Loans

Municipalities may make application to C.M.H.C. for a loan with respect to any loan which the municipality has made to a commercial enterprise for the purpose of improving the premises within the neighbourhood, in respect of which a C.M.H.C. contribution is made pursuant to Section 27.2 N.H.A.

A commercial loan may not exceed the lesser of \$10,000 or the amount of loan made by the municipality to the commercial enterprise and must be used for physical improvements and aesthetic improvements.

The interest rate for the commercial loan made by the municipality may be $\frac{3}{8}$ of 1% greater than the rate of the Corporation's loan to the municipality to cover the municipal administration costs. All other terms and conditions of municipal loans to commercial enterprises may be at the municipality's discretion subject to all provincial requirements.

The method of making application for commercial loans is similar to that for N.I.P. loans except that it is not necessary for a municipality to proceed on a loan-to-loan basis. The total anticipated commercial loan needs for the implementation period can be estimated during the planning stage and submitted along with any loan requirements for other N.I.P. activities. C.M.H.C. will then issue a commitment for the total loan needs, up to the maximum limits outlined in the National Housing Act and the annual N.I.P. agreements. Subsequent to the issuance of a loan advance to the borrower by the municipality, the advance can be claimed from C.M.H.C. through the submission of C.M.H.C. 2068 Request-Loan Advance.

All other particulars of loan term, debenture, interest rate and repayment are identical to that outlined for N.I.P. loans.

REFERENCES

Mr. J.F. Brown, Director
Community Renewal Branch
Ministry of Housing
60 Bloor St. West, 8th Floor
Toronto, Ontario
M4W 3K7

Phone: (416) 965-2826

OR

CMHC
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5J 1J8

Phone: (416) 361-0420

2. RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP)

Administered by:

Central Mortgage and Housing Corporation and Local Municipalities.

Authority:

National Housing Act, Part IVA

Starting Date of Program:

December 10, 1973

Purpose:

GENERAL PROGRAM OBJECTIVE

To assist in the rehabilitation of substandard housing and to promote its subsequent maintenance.

SPECIFIC OBJECTIVES AND GUIDELINES

Specific Objective 1:

To improve substandard housing to an agreed level of health and safety.

Guidelines:

- (a) To establish national rehabilitation standards which ensure that the improvements involved provide an extended useful life to the dwelling.
- (b) To provide adequate federal assistance to achieve the improvements required.

Specific Objective 2:

To assist low and moderate income people living in substandard housing.

Guidelines:

- (a) To establish national standards of eligibility for assistance.
- (b) To provide assistance to homeowners without undue increases in personal debt.
- (c) To encourage landlords to rehabilitate substandard housing occupied by low and moderate income tenants without causing undue increases in the rents.

- (d) To encourage non-profit corporations to participate in the rehabilitation of residential properties.

Specific Objective 3:

To help prevent the spread of Blight.

Guidelines:

- (a) To concentrate activity in a limited area at any one time and to secure the rehabilitation of all properties requiring repair in that area.
- (b) To sustain a level of activity which is sufficient to counteract the rate of deterioration.

Specific Objective 4:

To promote an acceptable level of maintenance of the existing housing stock.

Guideline:

To ensure that those provinces and municipalities in which RRAP is applied adopt occupancy and building maintenance standards.

Specific Objective 5:

To test the potential of creating additional Family Housing Units and Dormitory and Hostel Units.

Guideline:

To assist non-profit corporations to participate in the conversion of residential properties.

PROGRAM FEATURES

Loan Amounts

Assistance provided by RRAP is in the form of loans which cover the cost of rehabilitation work. Loans of up to \$10,000 are available for each family housing unit, regardless of size and type and both for homeowner-

Residential Rehabilitation Assistance Program (cont'd)

occupied and rental properties. A non-profit corporation is eligible for loans of up to \$10,000 per unit or \$1,000 per hostel bed.

Forgiveness

Repayment of a portion of RRAP loans may be forgiven. The method of determining the amount to be forgiven is dependent on the type of borrower: however, in all cases the maximum amount of forgiveness is \$3,750 per family housing unit and \$500 per hostel or dormitory bed. Forgiveness is earned by the borrower at varying rates per year, depending on the borrower's status; e.g. landlord or homeowner etc.

Repayment

That portion of the loan not forgiven is repayable. Repayment of the loan may be over a period not exceeding the estimated useful life of the dwelling unit after rehabilitation, to a maximum of twenty years. Repayment is to be made by monthly payments of principal and interest, paid directly to CMHC. The balance outstanding on a loan may be paid off at any time without penalty.

Interest Rates

The maximum interest rate for RRAP loans is established quarterly. This is the rate at which the Corporation must borrow money, plus its administration costs. However, homeowners with an adjusted family income of \$11,000 or less, and all landlords, are eligible for a federal grant lowering the effective interest rate from the maximum rate to a minimum rate, as established from time to time by the Governor-In-Council.

Loan Security

Loans up to \$5,000 (including both repayable and forgivable portions) are to be secured by promissory note. Loans in excess of \$5,000 will be secured by a registered

mortgage, which need not necessarily be a first (or second) mortgage. A sample mortgage form has been drawn up for this purpose. This form is acceptable to the Registrar of Deeds or his equivalent in each province.

Premature Granting of Forgiveness

In the event of the death of the principal wage earner before total forgiveness has been earned, that portion remaining to be earned is granted at once and is not repayable. A Statutory Declaration, CMHC 1904, attesting to the number of months of continuous occupancy - (which would include the period the deceased may have been hospitalized) - and a Certificate of Death or Letter Probate, must be provided by the administrator of the estate and/or the surviving spouse.

That part of the repayable portion which is outstanding is payable by the estate of the deceased. Arrangements may be made on the part of subsequent owners to continue the monthly payments.

Premature granting of forgiveness may also be allowed if the principal wage earner is transferred by his employer to a place of work not within commuting distance. Arrangements must be made for payment of the repayable portion of the loan. Such arrangements could be:

1. Repayment in full.
2. In the case of a loan secured by a promissory note, the original borrower agrees to continue repayment, or the new purchaser assumes the debt by co-signing the original promissory note.
3. In the case of a loan secured by a mortgage, the new purchaser assumes the mortgage.

Residential Rehabilitation Assistance Program (cont'd)

Eligible Units

A unit is eligible for rehabilitation if it is deficient or substandard in one or more categories such as electrical, plumbing, structural, heating; and if after rehabilitation, the unit will be in reasonable conformity with local standards and will have a minimum useful life of 15 years.

Eligible Repairs

Plans and/or descriptions of the proposed work are required to indicate adequately the scope and detail of the intended work:

i) General

(a) Services and facilities:

Common services such as water, sewer, gas and electricity, if separate utility service (except sewers) shut-offs for each unit are provided.

(b) Dilapidated Buildings:

All dilapidated portions of structures and appurtenances (including fences). Garages are excluded.

(c) Protection against termites and other pest infestation:

Both extermination and preventative measures are eligible.

(d) Historic Buildings

ii) Site Planning and Improvement

(a) Yards (front, side and rear), rights-of-way and/or legal casements.

(b) Access to the property

(c) Parking

(d) Walks and driveways

(e) Site improvements (surface water drainage etc.)

iii) Building Space and Planning

(a) Areas and dimensions of rooms and other space within existing dwelling units

(b) Closets (storage for clothing and linen.

(c) General storage

(d) Kitchen - Kitchen/dining space, space for cooking facilities, cupboards and/or shelving and counter top work areas.

(e) Bathrooms

(f) Laundry (space for laundry facilities.

(g) Shared facilities

Design and construction of heating, storage, refuse disposal and/or other shared facilities in multiple - dwelling buildings.

(h) Light and ventilation in habitable rooms.

(i) Garbage facilities for the temporary storage of garbage/debris

iv) Fire Protection

Any measure that will effectively contribute to the reduction of fire risk and the consequent higher quality of life safety.

v) Structural

(a) foundations

(b) exterior walls

(c) interior walls, columns and partitions

(d) Roofs

(e) Floors (basements included)

Residential Rehabilitation Assistance Programs (cont'd)

vi) Insulation

- (a) Sound
- (b) Thermal and vapour barrier
- (c) Caulking

vii) Windows: including hardware; double glazing or storm windows in accordance with local needs.

viii) Doors: including hardware and screens

ix) Enclosed Space Access: Access and Venting

x) Finishes

- (a) Exterior walls and roofs
- (b) Interior walls and ceilings, including water resistant finishes in bathroom.
- (c) Floors and Stairs
- (d) Interior trims
- (e) Painting

xi) Plumbing & Building Services

- (a) Heating
- (b) Plumbing
- (c) Sewage Disposal
- (d) Electrical Services

Legal Fees

All legal costs relevant to the preparation and registration of a mortgage.

Forfeiture of Forgiveness

If, during the period in which forgiveness is being earned by a homeowner, he/she should cease to own and occupy the unit, or if a landlord or non-profit corporation should commit a breach of the operating agreement

and fail to rectify that breach within a reasonable time, then: the balance of the repayable portion and the FULL amount of forgiveness is declared to be due and payable forthwith. However, if the borrower completes Statutory Declaration, CMHC 1904, the actual amount payable may be reduced by the amount of loan forgiveness earned prior to the date of default.

Additional Principal Payments

Borrowers are permitted to repay the repayable portion of the loan in whole or in part at any time without notice or payment of penalty, but the security for the loan may not be released until the forgivable portion of the loan has been fully earned or the unearned portion of the forgiveness has been paid.

Eligible Borrowers

RRAP loans are available to individual homeowner-occupants and all landlords where the property to be rehabilitated is in a NIP area or in an area which has been designated for RRAP activity by the Governor-In-Council. Non-profit corporations may receive funds for repair, rehabilitation and improvement without restriction as to location.

Specific information on the eligibility criteria, terms and conditions of loans for each category of borrower is contained in the following sections.

1 HOMEOWNER- OCCUPANTSA. Criteria for Eligibility

1. The applicant must be the, or one of the registered owners of the property for which the RRAP loan is sought, and must be occupying the unit or intending to occupy the unit immediately upon the completion of repair work.
2. The applicant's gross debt service ratio, based on the RRAP loan and

Residential Rehabilitation Assistance Programs (cont'd)

other loans and costs related to housing, including municipal taxes should not exceed 30% of gross income.

3. RRAP loans are available to all homeowners whose property is located in a NIP or a specially designated area, regardless of income, at the CMHC maximum interest rate.
4. In order, however, to qualify for an interest reduction grant which will lower repayments to reflect the minimum rate established by the Governor-In-Council, the applicants' adjusted family income must be \$11,000 or less.

The "adjusted family income" is the aggregate gross income in whatever form received of the principal wage earner and the spouse, less:

- (a) living out or travelling allowance of the family head
- (b) capital gains, such as insurance settlements, inheritances, disability awards, sale of effects
- (c) family allowances
- (d) earnings of the spouse up to \$1,000
- (e) the first \$1,000 of income, over and above social assistance payments, received by a one parent family
- (f) \$300 for each dependent child.

B. Forgiveness

The maximum forgiveness available to homeowners is \$3,750 depending upon income and rehabilitation costs. Forgiveness

is calculated on the basis of two parts of the loan:

- 1) those rehabilitation costs between \$1 and \$2,500
- 2) those rehabilitation costs between \$2,501 and \$3,750.
 - (a) The basic forgiveness of the first \$2,500 dollars of rehabilitation costs will be calculated as has been the case since the program's inception; that is, \$2,500 for those applicant's with Annual Adjusted Family Income (AAFI) of less than \$6,000 less \$1 for each \$2 of income over \$6,000;
 - (b) Forgiveness of the next \$1,250 or less in rehabilitation costs;
 - (c) All rehabilitation costs above \$3,750. are repayable.

C. Earning Forgiveness

The portion of the RRAP loan which is to be forgiven is actually earned by the borrower over a period of time. Homeowner-occupants earn forgiveness at a rate of \$750. per year.

The homeowner earns the forgiveness by continuing to own and occupy the unit for which the loan was made. If the owner ceases to own and/or occupy the unit for any reason (except his death or a residential move due to an employment transfer) during the period forgiveness is being earned, the full amount of the forgiveness becomes due and payable. However, if he completes Statutory Declaration, CMHC 1904, the actual amount payable may be reduced by the amount of loan forgiveness earned prior to the date on which he ceased to own or occupy the property.

Residential Rehabilitation Assistance Programs (cont'd)

The following table demonstrates the calculation of the period required to earn forgiveness:

<u>Forgivable Sum</u>	<u>Years to Earn Full Forgiveness</u>
\$3,750	5 years
3,000	4 years
2,500	3 years & 4 months
2,250	3 years
1,500	2 years
1,000	1 year & 4 months
750	1 year

D. Homeowner Renting Property

A homeowner may rent his property subsequent to rehabilitation if the terms and conditions are satisfactory to CMHC. New terms and conditions must be laid out in a letter, acknowledged by the borrower, stating:

- i) approved rental rate and effective date
- ii) revised annual amount of loan forgiveness and effective date
- iii) a revised expiry date of loan forgiveness
- iv) that any increase in rental rates requires the prior approval of the Corporation.

Under these circumstances, loan forgiveness for the balance of the forgiveness still outstanding, and beginning in the month the property is rented, will be earned at the rate appropriate to a landlord loan.

E. Conversions - Additions

Conversions of a dwelling unit to more than one dwelling unit are not allowed only as stated in the Rehabilitation Standards.

II LANDLORDSA. Criteria for Eligibility

1. The applicant must be the owner (other than a non-profit corporation) of a family housing unit, who does not reside in that unit.
2. RRAP loans are available to all landlords whose property is located in a NIP or specialty designated area, regardless of income.
3. All landlords who receive loans are eligible for an interest reduction grant which will lower repayments to reflect the minimum rate established by the Governor-In-Council.

B. Calculation of Forgiveness

In the case of landlord applicants the maximum forgiveness available is \$3,750 per unit. Maximum loan amount is \$10,000 per unit. The following table indicates how the amount of forgiveness is calculated.

<u>Average Rehabilitation Cost per Unit (\$)</u>	<u>Max. available forgiveness per Unit (\$)</u>
1 - 5,000	2,500
5,001 - 6,000	2,750
6,001 - 7,000	3,000
7,001 - 8,000	3,250
8,001 - 9,000	3,500
9,001 - 10,000	3,750

C. Earning Forgiveness

Forgiveness is earned by landlords as follows:

<u>Avg. Rehabilitation Cost (\$)(per dwelling unit)</u>	<u>Annual Rate of Earning Forgiveness (\$)(per dwelling unit)</u>
1 - 5,000	250

Residential Rehabilitation Assistance Program (cont'd)

5,001 - 6,000	275
6,001 - 7,000	300
7,001 - 8,000	325
8,001 - 9,000	350
9,001 - 10,000	375

except with the consent of Central Mortgage and Housing Corporation. Should the landlord breach this agreement, the unpaid principal and the full amount of forgiveness may be declared due and payable forthwith.

D. Rental Agreement

Loans and any forgiveness are only available to those landlords who enter into a rental agreement with the Corporation, which would establish fair rentals and provide for adjustments due to fluctuations in taxes and reasonable increases in operating costs.

E. Conversions - Additions

The conversion of a building by a private landlord to create additional dwelling units is not allowed, nor is the cost of converting a building from a non-residential to a residential use. Additions to existing structures are only allowed as stated in the Rehabilitation Standards.

F. Duplexes

Should the case arise where a landlord owns a duplex and lives in one half and requests a RRAP loan he should if eligible, be given two loans:

- i) on the unit he inhabits, a homeowner loan, earning forgiveness at \$750 a year, if he meets the income qualification;
- ii) on the other unit a landlord loan, earning forgiveness at the appropriate amount for a landlord loan. The rental unit shall have a rental agreement.

G. Sale After Rehabilitation

Rehabilitated units shall not be sold or otherwise disposed of during the forgiveness-earning period

III NON PROFIT CORPORATIONSA. Criteria for Eligibility

1. For rehabilitation, the non-profit corporations must qualify within the definition of such a corporation in Section 15.1 (3) of the National Housing Act, and meet one of the criteria set out in Section 15.1 (2). To clarify, in addition to being non-profit, the corporation must be either:

- (a) constituted exclusively charitable purposes, or
- (b) owned by a province, municipality or agency thereof, or
- (c) a co-operative in which the majority of the occupants of the accommodation will be members of the co-operative.

B. General

Under the legislation, non-profit corporations are eligible for assistance for the purpose of rehabilitating residential properties or for the purpose of converting an existing residential building

- (a) to a greater number of family housing units
- (b) to hostel or dormitory type accommodations, or
- (c) to a greater number of hostel or dormitory beds.

C. Area Constraints

The availability of RRAP funds to non-profit corporations for rehabilitation purposes is not restricted geographically other than by the require-

Residential Rehabilitation Assistance Program (cont'd)

ment of Section 34.1 (3) that occupancy and building maintenance standards have been adopted.

REQUIREMENT FOR MAINTENANCE AND OCCUPANCY BY-LAW

Two of the principles upon which the program has been developed bear particular notice. These are:

- (a) That once improved, the properties be protected from falling back into disrepair, by the application of appropriate municipal/provincial building maintenance and occupancy standards.
- (b) That the nature and quality of the improvements is such that at least a further 15 year useful life of the properties can be expected.

Section 34.1 (3) of the Act provides that no loan may be made under this program unless the province or municipality has adopted occupancy and building maintenance standards satisfactory to the Corporation.

Occupancy and building maintenance standards provide criteria against which to measure the physical quality of a community's housing. In general terms they describe what the end product should be. However, these standards are not explicit in terms of specifying the nature and quality of work required to ensure the continued useful life of a dwelling for a further extended period. Much reliance therefore must be placed on inspection procedures, and those involved in specifying required work, to ensure that the improvements will not be of a "patch-up" - "band-aid" nature, but such as to ensure that the principle of an extended useful life is being met.

Reference:

CMHC
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

(416) 361-0420

OR

Local Offices

SECTION III

RESEARCH AND PLANNING ASSISTANCE

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 - 1.2 Policy and Program Develop-
ment Secretariat
 - 1.3 Community Planning Advisory
Branch

1.1 MUNICIPAL HOUSING STATEMENT

(Assistance and Study Grant)

Administered by:

Ministry of Housing through the Policy and Program Development Secretariat.

Purpose:

To ensure that housing development occurs within a sound planning framework so that housing of adequate quality is available at affordable prices.

Authority:

Provincial: Approved by the Ministry of Housing. Upon approval, municipalities are able to proceed with Municipal Land Assembly.
Section 16 - Housing Development Act 1974.

Starting Date of Program: 1974

Assistance Towards:

Preparation of housing policy statements and housing need requirements to ensure that local housing targets are integrated with over-all provincial objectives.

Eligible Recipients:

Regional Municipalities (including area municipalities) Restructured Counties - Any other municipalities.

Conditions and Procedures

Prior to the spring of 1977, municipalities were requested by the ministry to prepare statements on housing policy in two phases. However, the ministry is introducing a new procedure for preparing municipal housing statements in a single phase which will satisfy the requirements of section 16 of the Housing Development Act.

The Ministry of Housing will continue to make available study grants or staff to assist in the preparation of a municipal housing statement outlining a municipality's housing aims. The study and subsequent statement, when endorsed by council and approved by the ministry, will form the basis for municipal requests for federal and provincial funding and other assistance for housing programs and municipal land development.

Municipalities which are in the process of doing a phase I or phase II municipal housing policy study under the former procedure should continue. However, a phase II study should not be commenced without prior ministry approval since the data gathered for the first phase may be sufficient.

New Study Content:

New municipal housing statements will contain councils' housing objectives. The document should refer to items such as:

- . Analysis of current housing stock and market, both private and publically assisted.
- . Housing priority in relation to other local priorities.
- . Municipal participation in the provision of housing.
- . Local capacity to utilize government assistance by housing program.
- . General requirements for rental and ownership housing, with reference to the specific requirements for moderate-and low-income families and senior citizens.
- . Maintenance and rehabilitation of existing housing stock.
- . Provision of municipal services
- . Local planning measures in support in achieving housing objectives, including zoning by-laws, development standards and maintenance bylaws.
- . Official plan housing policy, where applicable.
- . The ministry, in co-operation with the municipality, will substantiate the need for assisted family and senior citizen rental housing.

A sample housing study which will serve as a guide for municipalities is available.

Municipal Housing Statement (cont'd)

Basis of Assistance:

While each proposal will be considered on its merits, maximum grant levels have been established according to municipal size:

Regional municipalities.....\$30,000

Municipalities of
100,000 plus 20,000

Municipalities of
50-100,000 15,000

Municipalities of
30-50,000 10,000

Municipalities of
10-30,000 7,500

Municipalities with populations of less than 10,000 may either apply for funding of up to \$5,000 or request the ministry, at nominal cost to the municipality, to carry out a study on its behalf.

Contents of application where funding is requested:

- . scope and content of study
- . cost
- . time required for completion
- . municipal staff or consultants to be utilized
- . any other information considered pertinent
- . council resolution requesting funding

Payment of grants:

Upon agreement of the province to provide funding for a study, an advance payment of 25 per cent of the total grant may be made. During the term of the approved study, progress payments will be made with the final payment being paid in accordance with satisfactory evidence of timely completion of the study. Where studies are not completed according to schedule the payment of funds may be affected.

Application for Ministry Study Assistance in Municipalities with populations of less than 10,000

Contact:

Land Marketing and Surveys
Ministry of Housing
101 Bloor St. W.
Toronto, Ontario
M5S 1P8
Telephone: (416) 965-9834

Additional Information:

Resolution: Upon request, the form of Council resolution to be completed will be mailed to the municipality.

Regional Concurrence: The concurrence of the regional Council should be obtained for any aspect of the municipal housing statement that requires action by the region.

Annual Housing Review:

Each year, municipalities will be asked to update funding requests for assisted housing, land development and rehabilitation programs. Appropriate guidelines will also be available in this area.

Further Information:

Policy and Program Development
Secretariat
Ministry of Housing
3rd Floor, 56 Wellesley Street West
Toronto, Ontario
M7A 2K4

Phone: (416) 965-7025

1.2 HOUSING RESEARCH AND COMMUNITY PLANNING

Administered by:

An advisory group within CMHC coordinates this program.

Purpose:

- 1) To cause investigations to be made into housing conditions in Canada and to cause steps to be taken for the distribution of information leading to the provision of more adequate housing and the adoption of community plans.
- 2) To share the risk of experimentation undertaken by others seeking to demonstrate alternative forms of housing and community design. (Technical Research).

Authority:

NHA, Part V: Sec.35, 36, 37(1)

Starting Date of Program:

- (1) 1946
- (2) 1973

Description:

Federal:

Grants are available for the researching of housing conditions in Canada and outside of Canada, the economic factors of housing, plans and designs for low cost housing, land utilization and community planning; information dissemination concerning planning.

In past, builders and developers were often unable to assume responsibility for exceptional cost associated with experimentation. As a result, this limited the amount of innovative development in housing and community planning. In order to improve this situation, the 1973 amendments to the NHA extended the existing assistance for research provided by Part V of the Act. Section 37(1) of the NHA now authorizes CMHC to enter into a wide variety of developmental projects with any municipality, province, university, educational institution, or person, and to share the risks of experimentation with them. Grants will be made to municipalities and provinces on an individual project basis, once these projects have been approved by a Province and accepted by CMHC.

Reference:

Further details on this program may be obtained from local CMHC offices or

CMHC

Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

361-0420

1.3 HOUSING STUDY GRANTS

Assistance towards:

Short-term productive housing studies.

Eligible Recipients:

Those regional and area municipalities designated under Ontario Housing Action Program.

Conditions and Procedures:

Council must first identify a need for such a study and pass an appropriate resolution. In 1976-77 preference will be given to short-term studies such as preparation of secondary plans and engineering. Detailed criteria available from OHAP.

Basis of Assistance:

Study grants for 1976-77 will vary according to potential number of housing starts in the municipality.

Further Information:

Ontario Housing Action Program
Ministry of Housing
5th Floor, 101 Bloor Street West
Toronto, Ontario M7A 2M6
Phone: (416)965-3173

1.4 COMMUNITY PLANNING STUDY GRANT PROGRAM

Administered by:

Ministry of Housing, Community Planning
Advisory Branch

Purpose:

To encourage their active participation in Ontario's housing and related planning programs, the province provides planning study grants to small and rural municipalities which have little or no planning staff and limited financial resources.

Description:

This program is designed primarily to assist small municipalities (10,000 population or less) with little or no planning staff and limited financial resources to prepare or update official plans and zoning by-laws to bring them up to an acceptable level. This would also include major revisions to official plans and zoning bylaws.

High priority for funding is available to municipalities for the preparation of zoning bylaws to replace minister's zoning orders.

Funds are available to regional, county or district governments for the preparation of interim land severance policies. Where secondary plans are necessary, financial assistance is also available.

Grants may be made available to finance planning programs for an unorganized territory. (Please note, this is applicable to both an unorganized territory contained or not contained in a defined planning area.)

Funds may be provided to bring municipal official plans and zoning bylaws into conformity with regional official plans.

In some small municipalities not contained in a defined planning area, grants will be made available for the preparation of a strategy plan which will preferably have to be endorsed by the local council before preparation of a comprehensive bylaw. This would require the approval of the Ontario Municipal Board.

Where official plans already exist but are found to be deficient in some

respects, grants may also be made available for certain types of special studies that would address these deficiencies.

Grants may be made to municipalities without official plans to undertake special studies that, in themselves, may create an incentive for a municipality to become involved in a formal planning program. These studies might even entail the preparation of planning appraisals.

Eligibility:

In order to become eligible, an application for financial assistance should always precede the commencement of any planning study. It is therefore extremely important that the section on "contents of the application" be adhered to in all respects. Before embarking on any planning program, it is advisable to contact one of our regional offices.

Payment of Grants:

Upon agreement of the province to provide funding for an approved study, an advance payment of up to 50 per cent of the total grant may be made. The final payment would be made in accordance with the satisfactory evidence of completion of the study.

All cheques after the first will be released on the basis of invoices received and staff review of the document. The final cheque will be released to the applicant municipality or planning board providing the study is completed and submitted either to the Ministry of Housing or to the OMB within a specified period. Only in unusual and extenuating circumstances and where the applicant can demonstrate to the satisfaction of the ministry that the deadline date cannot be met may an extension of the deadline be granted.

In the case of funds being awarded to a joint planning board, the cheques will be made payable to that board.

In view of the financial constraints all levels of government are experiencing today, it is imperative that the studies for which these grants are requested

are realistically and accurately determined before the study commences. For this reason no cost over-runs will be eligible for further financial assistance.

Application for Assistance :

Applications for assistance should be directed to one of the regional offices of the Community Planning Advisory Branch, Ministry of Housing.

Contents of the application:

In order for any municipality to request grant assistance, the following should be provided:

- a) Who is to undertake the study - consultant and/or county/municipal staff? Specify and elaborate in (d) below.
- b) When is the study expected to be completed and submitted to the ministry or to the OMB?
- c) Why is the study necessary?
- d) Itemized cost
 - Data collection (Specify)\$.....
 - Analysis and report writing \$.....
 - Draft official plan or zoning bylaw \$.....
 - Final official plan or zoning bylaw (cost up to submission to Minister or OMB) \$.....
 - Public meeting consultant attends \$.....
 - Printing costs and distribution \$.....
 - Disbursements \$.....
- e) Support data
 - . A resolution from the local council must accompany the request for each study grant.
 - . In the case where a joint planning board is making a request, it is essential for the application to contain a resolution of concurrence from the designated municipality.
 - . In the case of a local municipality making an application and contained in a regional or district government area, it is essential to have a resolution of concurrence from the regional or district council
 - . Contract and/or terms of reference for the study with planning consultant.

Funding Guidelines:

Each proposal will be considered on its merits, based on the financial capability of the municipality and the significance of the study in terms of provincial policies and programs.

Reference:

Mrs. Anne Beaumont
Director
Community Planning Advisory Branch,
Ministry of Housing,
60 Bloor Street West, 8th Floor,
Toronto, Ontario
Phone: (416) 965-3352 or
Regional office

1.5 COMMUNITY RESOURCE ORGANIZATION PROGRAM

Administered by:

Central Mortgage & Housing Corporation

Purpose:

- a) To stimulate activity in the new community-based programs under the NHA, such as RRAP, non-profit, and co-operative housing.
- b) To provide financial assistance to facilitate participation of low and moderate income communities which need professional and managerial resources in order to make use of these programs.

Authority:

NHA, Part V

Starting Date of Program: 1973

Description:

Federal:

Two types of groups are eligible for grants: Primary Resource Groups - self-interest groups of low and moderate income people working within their own neighbourhood or area of concern undertaking specific programs to improve housing, and Resource Groups - groups which provide professional or technical services to primary community groups and to low income individuals. Both types of groups must meet certain specified criteria in order to be eligible for grants. CROP grants are approved for a period of one year. At the end of this period the grant is reviewed and may be extended.

Reference:

Further information on this program may be obtained from local CMHC offices or
CMHC

Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

361-0420

2.1 MUNICIPAL TRANSPORTATION PLANNING

Administered by:

Ministry of Transportation and
Communications

Assistance Towards:

Studies for the development and
improvement of transportation
systems (including all modes of
transporting people and goods).

Eligible Recipients:

Regional Municipalities

Cities

Towns

Townships

Counties

Separated Towns

Villages

Conditions and Procedures

Agreement with the Minister of
Transportation and Communications.

Basis of Assistance:

By agreement with the Minister,
up to 75% of cost.

Reference:

The Public Transportation and Highway
Improvement Act.

Further Information

Head, Municipal Planning Office

Systems Planning Branch

Ministry of Transportation and

Communications

Downsview, Ontario M3M 1J8

Phone(416)248-3795

2.2 RESEARCH AND DEMONSTRATION PROJECTS (TRANSPORTATION)

Administered by:

Transportation Development Agency

Assistance towards:

The development of projects which serve to identify, interpret, design, support, guide and develop technological and operational changes in transportation systems and their components, these changes being of a kind that will make a significant contribution to the effective utilization of the national transportation resource.

Eligible Recipients:

Provinces

Municipalities

Conditions and Procedures:

Research and demonstration projects supported by the Transportation Development Agency that involve Provinces and/or Municipalities are primarily in the area of urban transportation. The Agency may itself propose or initiate projects or it may receive proposals from Provinces or Municipalities. Once a suitable project has been identified and approved, a formal agreement is negotiated between the Agency and the other parties involved. Besides providing financial support, the Agency participates in the project as a member of a Steering Committee formed to monitor progress, and provide advice and policy direction on the conduct of the project.

Basis of Assistance

Amount of assistance depends upon specific requirements of each project.

Reference

Department of Transport Act

Further Information:

Mr. R.D. Armstrong

Transportation Development Agency

ICAO Building, 24E

1000 Sherbrooke Street West

Montreal, Quebec

Phone: (514) 283-7512

3.1 NATIONAL AIR POLLUTION SURVEILLANCE NETWORK (Part of the Environmental Protection Activity of the Environmental Services Program).

Administered by:

Department of the Environment

Assistance towards:

The monitoring of all locally significant air pollution levels in the major centres of population. The Network provides urban air pollution data and is a ready means of auditing progress in air pollution control across the country.

Eligible Recipients:

Provinces

Municipalities

Conditions and Procedures:

The federal government loans monitoring equipment, and it processes, publishes and disseminates the data. The provincial governments operate the equipment, except in Nova Scotia where this function is shared with the regional office of the federal government's Environmental Protection Service. Provision for consultation and revision is provided through the Federal-Provincial Committee on Air Pollution.

Basis of Assistance:

No direct payments are made to the Provinces or Municipalities.

Reference:

Clean Air Act

Further Information:

Ottawa:

Mr. R.M. Robibson, Director General,
Air Pollution Control Directorate
Environment Protection Service
Phone: (613) 997-1649

Mr. D.A. Williams, Director General,
Surveillance Division
Air Pollution Control Directorate
Phone: (614) 992-0676

Regional:

Mr. Jean Gravel, Acting
Director General, Quebec Region,
Environmental Protection Service
Department of the Environment
P.O. Box 1330 - Mailing Address,
Station "B"

Montreal, Quebec H1P 0Q.

Phone: (514) 283-4670

3.2 WATER QUALITY MONITORING PROGRAM

Administered by:

Department of the Environment

Assistance towards:

The assessment of the natural quality of Inland Waters the determination of the degree of contamination caused by man-made activities.

Eligible Recipients:

Provinces

Conditions and Procedures:

Arrangements have been made with the Province of Ontario for it to provide data from 26 of its monitoring stations. This input by the Province amounts to approximately half of the cost of operating the Ontario part of the program.

The Province of Quebec provides data from its monitoring programs on non-navigable inland waters on request.

An arrangement with the Prairie Provinces Water Board provides for co-ordination of federal and provincial water quality monitoring in Manitoba, Saskatchewan and Alberta.

Arrangements have been made with the Provinces of British Columbia, New Brunswick, Newfoundland and Prince Edward Island to provide them with federal water quality monitoring data on request.

The program is completely financed by the federal government except for the input from Ontario and Quebec.

Basis of Assistance:

There are no intergovernmental payments involved.

Reference:

Canada Water Act

Further Information:

Director

Environmental Protection Service
Department of the Environment
P.O. Box 1330 - Station "B"
Montreal 110, Quebec
Phone: (514) 283-4670

3.3 THE NATIONAL HEALTH GRANT

Administered by:

The Department of National Health
and Welfare

Assistance Towards:

A portion of the costs incurred by
short-term health research studies,
demonstration projects, training
projects and related activities of
national interest.

Eligible Recipients:

National Health Agencies
Provincial Health Agencies
Regional Health Agencies
Local Health Agencies
Voluntary Organizations
Individual researchers

Conditions and Procedures:

Financial commitments may not exceed
one fiscal year although two or
three year projects may be approved
subject to renewal of grant funds by
Parliament and funded on an annual
basis subject to annual review.

National Health Grant Projects subject
to Federal Audit.

Basis of Assistance:

Determined by the requirements of each
project.

Further Information:

Research Programs Directorate
Department of National Health and
Welfare
Brooke Claxton Building
Ottawa, Ontario K1A 1B2.

B. ADVISORY ASSISTANCE

1.1 MUNICIPAL LAND DEVELOPMENT UNIT

(Community Land Development Branch)

The Municipal Land Development Unit is a special group of resource personnel established by the Ministry of Housing to provide information and assistance in implementing a Municipal land development program and to administer the allocation of federal loan funds, for that purpose, each year.

The Unit will provide detailed information about the municipal land development program, its objectives and procedures, and will provide assistance in the selection, review and processing of suitable land. The following are some examples of the type of assistance available.

- . providing detailed information concerning objectives and procedures (of the land development program);
- . assisting in evaluating potential sites;
- . assisting municipalities to obtain necessary input from other government agencies;
- . helping review and evaluate reports submitted by planners, engineers, appraisers and other consultants;
- . providing comment and guidance where required on any proposed development objectives and disposition of sites.

Further Information:-

Mr. Roy A. Holmes
Coordinator
Municipal Land Development
Municipal Land Development Unit
Community Land Development Branch
101 Bloor Street West 13th Floor
Toronto, Ontario M4W 1A1

Phone: (416) 965-9040

1.2 POLICY AND PROGRAMME DEVELOPMENT SECRETARIAT

MINISTRY OF HOUSING

The Secretariat offers assistance in developing a statement of Housing Policy, or an official plan with housing provisions, which is a prerequisite for the acquisition of land for housing by municipalities.

The Ministry offers grants to municipalities to carry out studies which will provide the basis for housing policies. Alternatively, for municipalities with populations of less than 10,000 the Ministry may carry out studies at minimal cost to the municipalities seeking such assistance.

Contact:

Policy and Programme Development
Secretariat
Ministry of Housing
56 Wellesley Street West
Toronto, Ontario
M7A 2K4
Phone: (416)965-7025

1.3 COMMUNITY PLANNING ADVISORY BRANCH

MINISTRY OF HOUSING

The community planning advisory branch (CPAB) of the Ministry of Housing has been created to speed up the processing of planning applications to the ministry and at the same time to improve planning services to the local municipalities and the public at large.

CPAB is responsible for the actual promotion of community planning by providing services and/or advice to municipalities, the development industry and the public, and, in turn, keeping the ministry aware of the needs of municipalities and the public.

As well, CPAB administers a program of grants to be used for direct technical assistance for those small and medium sized municipalities which do not have a full time professional planning staff and which have the most obvious need to develop programs reflecting their local requirements.

CPAB essentially provides an advisory service through regional offices. These devote their full time to giving specialist advice and direct technical assistance to municipalities on planning documents before they are submitted for approval.

By the time an application is actually presented to the plans administration division, which will concentrate on expediting the approval process, any matters which could cause problems and resulting delays will have already been dealt with, hopefully allowing for quick approval to take place.

In keeping with the government's aim of decentralizing services and bringing them closer to the people who use them, CPAB has established five regional offices which cover the entire province.

By being close to the local scene, the field offices can identify planning weaknesses and assess trends in housing and planning which will facilitate a smoother approval process.

Reference:

Mrs. Anne Beaumont, Director
Community Planning Advisory Branch
Ministry of Housing
60 Bloor Street West, 8th Floor
Toronto, Ontario

Phone: (416)965-3352

OR Regional Offices

2. COMMUNITY PLANNING ASSOCIATION OF CANADA

Purpose:

To develop public understanding of and an active interest and participation in Community Planning development and redevelopment in both Urban and Rural settings.

Further Information:

Community Planning Association of Canada
Ontario Division
30 Bloor Street West, Suite 510
Toronto, Ontario M4W 1A3
Phone: (416) 922-7924

3. ONTARIO WELFARE COUNCIL

Purpose:

To promote the establishment and improvement of health and welfare services for the people of Ontario and to this end, facilitate joint planning in this area between the public and private sectors.

It is a voluntary membership organization involved in a public education program through workshop conferences and publications on social welfare services for the general public.

Further Information:

Executive Director
Ontario Welfare Council
22 Davisville Avenue
Toronto, Ontario

4. CONSULTATION FOR COMMUNITY HEALTH FACILITIES FUNDING

The Ministry of Health does not provide funding assistance to community groups or organizations interested in the provision of community health clinics. However, Dr. G.K. Martin with the Ministry of Health serves in the capacity of consultant directing groups interested in the provision of health services to the available sources of funding.

Further Information:

Dr. G.K. Martin
Principal Program Adviser and
Senior Medical Consultant of
Health Services
Community Health Standards Division
Ministry of Health
15 Overlea Boulevard
Toronto, Ontario
Phone: (416) 965-2426

5. COMPANY OF YOUNG CANADIANS

Administered by:

Secretary of State and responsible to
Parliament

Purpose:

To provide a program of support to
community groups in the form of
trained volunteers to assist in
development projects initiated within
a given community. Volunteers may be
committed for up to two years and are
given a living allowance.

Further Information:

Communications Sections
Company of Young Canadians
323 Chapel Street
Ottawa, Ontario K1N 7Z2
Phone: (613) 996-3492

6. HERITAGE CONSERVATION AREAS

Administered by:
Heritage Canada

Purpose:

Heritage Canada is a national charitable organization involved with promoting the conservation of heritage structures and natural landscapes primarily playing an advisory and supportive role.

As a charitable organization Heritage Canada is prohibited from making grants to individuals or groups. It can purchase, restore, or sell property on behalf of groups but its resources are limited. The extent of its financial involvement depends upon public support for the project, private investment, and government support both financial and legislative.

Heritage Canada's Main Activities include:

1. Research, public education and assistance to law-making bodies at every level to improve the standard of Canadian heritage law;
2. Promotion of the conservation of heritage areas in communities or national sites. It provides "seed investment" in cooperation with local voluntary groups and governments at all levels.
3. Support for local and regional groups; research, advice, program materials, conferences.
4. Public education to encourage Canada's awareness of its heritage, and especially the economic advantages of recycling heritage structures. Advice to Conservationists and developers. Sponsorship of an annual \$25,000 national awards program.

Further Information:

Heritage Canada
Box 1358, Station "B"
Ottawa, Ontario
K1P 5R4
Phone: (613) 237-1867

7. THE NATIONAL PENSIONERS AND SENIOR CITIZENS FEDERATION

Purpose:

To study the economic and social problems and needs of older people and endeavour to obtain legislation to improve the standard of living of the aged in Canada.

The organization is composed of national and provincial organizations and senior citizen area councils, as well as members on a direct individual basis.

Further Information:

Mrs. Al Goddard
Secretary
Box 424
Fort MacLeod, Alberta

or

105 4th Street
Toronto, Ontario M8V 3A4
Phone: (416) 252-2021

8. SPECIALIZED RECREATION PROGRAMS

MINISTRY OF CULTURE AND RECREATION

The Ministry of Culture and Recreation offers consulting services in four areas of specialized recreation - youth programs, outdoor recreation, therapeutic recreation and canoeing and outdoor education. In addition, due to the recent interest in Children's play opportunities, a consulting service and resource bank have been established in order to assist groups planning creative and adventure playgrounds. Also provided is a consulting service on recreation programs for the aged, inmates in correctional institutions and ethnic and multicultural organizations.

Further Information:

D.L. Minshall, Director
Special Services Branch
Ministry of Culture & Recreation
8th Floor
77 Bloor Street West
Toronto, Ontario
Phone: (416)965-2625

SECTION IV

FEDERAL AND PROVINCIAL HOUSING PROGRAMS

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1. DEVELOPMENT AND DEMONSTRATION PROGRAM

ADMINISTERED BY

Central Mortgage and Housing
Corporation

PURPOSE

To improve the qualitative and
quantative aspects of housing and
community design.

AUTHORITY

NHA, Part V Section 55

STARTING DATE OF PROGRAM

1974

DESCRIPTION:

The Development Group designs the development projects. These projects do not primarily involve research, but the application of existing knowledge, experience and technology to test out the feasibility of the selected ideas. The Demonstration Group is concerned with the definition and management of research into alternative forms of habitation and community review and evaluation of alternative forms of habitation and modes of community in Canada and elsewhere; identification of new building, life-style and community concepts or mechanisms which might be usefully demonstrated or tested; encouragement of the provate and public sector to attempt various forms of,innovation; development of innovative projects, including design, fashioning and testing of these innovations; recommending to management budget, resources and legislative requirements to further innovation.

REFERENCE

Further details on this program may
be obtained from local CMHC offices
or

CMHC

Ontario Regional Office
145 King Street West, Suite 1108
Toronto, Ontario M5H 1J8
Phone: (416)361-0420

2. NEW COMMUNITIES PROGRAM

Administered by:

Central Mortgage and Housing Corporation

Purpose:

To provide assistance through CMHC for the development of new communities either by way of cost-sharing arrangements between federal and provincial governments or by way of loans and certain forgiveness elements to the provinces or their designated agencies. Regarded as a way of providing an alternative to urban sprawl, accommodating regional growth centres, or creating balanced development in remote towns dependent on resource industries.

Authority:

National Housing Act, Section 45

Starting Date of Program:

1973

Description:

Provincial: CMHC's commitment to a cost-sharing or loan arrangement is dependent upon the province being able to meet the following criteria:

- (1) designation of the agency or corporation responsible for the planning and development of the new community;
- (2) indication of the measures that will be taken to allow the public to receive any economic benefits that may accrue in respect of the lands and services disposed of to the private sector in the new community; and,

- (3) indication of the plans for urban growth, including the location, size and order of development of other new communities.

Federal:

A commitment to a cost-sharing arrangement in respect of each new community will be embodied in an agreement between CMHC and the province in question, and the agreement will cover the above matters. Under such a cost-sharing arrangement, CMHC's share of total capital costs, profits and losses of the project pursuant to the agreement.

Alternatively to a cost-sharing arrangement, a loan to a province or its designated agency may be made in an amount of up to 90 per cent of the cost as determined by CMHC for acquisition of lands for transportation corridors and open spaces in or around the communities; the planning of the communities; and design and installation of services. The term of the loan will be up to 25 years. This term may be extended to 50 years for that part of the loan which is used in respect of lands and services later to be disposed of on a long-term leasehold basis for private use.

To encourage rapid development of recreational facilities CMHC may forgive up to 50 per cent of that portion of the loan covering acquisition of land for these purposes. CMHC may also forgive an amount not exceeding 50 per cent of the part of the loan used for initial planning costs. Such costs would include salaries, accommodation and expenses

of the new community development corporation or agency and necessary consultants to provide overall administration site investigations, surveys, background research, concept plans, overall development plans as required by the province, and detailed phasing elements of layout and urban design.

CMHC may participate in the process of acquiring lands for new communities, including lands for transportation corridors and open space in or around the communities, in planning of the communities, and in design and installation of services.

Reference:

Further detail on the New Communities Program may be obtained from any local CMHC office or

CMHC
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

Phone: (416) 361-0420

B. LAND ASSEMBLY/CLEARANCE

1. MUNICIPAL LAND ASSEMBLY

Administered by:

Ministry of Housing through its Municipal Land Assembly Section. Central Mortgage and Housing Corporation, which provides loans of up to 90% of capital costs. The local municipality, which provides 10% of capital cost. See also the Policy and Program Development Secretariat.

Purpose:

To provide information and assistance to municipalities wishing to assemble and service land for housing with the object of providing serviced residential land and to suppress escalation of land prices.

Authority

Federal:

National Housing Act, Section 42

Provincial:

Housing Development Amendment Act 1974, Section 3(a) and 16

Municipal:

Statement of housing policy of an official plan amendment with housing provisions approved by the Minister of Housing

Starting Date of Program:

June 1974

Description:

Federal:

Loans are available for up to 90% of the capital cost of the project (as determined by C.M.H.C) at a preferred interest rate. Capital costs include acquisition of land, planning development and servicing through to marketing of lots by sale or lease.

Provincial

The Ministry of Housing offers grants to municipalities to carry out studies that will provide the basis for a housing policy statement, or an official plan with housing provisions, a prerequisite for acquiring land for housing by a municipality.

The municipal land assembly section may assist municipalities by providing detailed information concerning objectives and procedures, by providing comment and guidance where required on any proposed development or by helping to review and evaluate reports submitted by consultants.

Municipal

A preliminary or Phase I statement of housing policy may be prepared to permit speedy implementation of a land assembly program. Upon approval of the housing policy statement by the Ministry of Housing, the municipality may proceed to assemble land for housing. A more comprehensive, longterm Phase II policy statement subsequently must be prepared.

Additional Information:

Land acquired under the program may be sold or leased. Federal loans relating to the portions sold are amortized over a 25-year period, or 50 years if the land is to be leased.

Repayment of principal may be deferred until revenues are produced. Interest payments may be deferred for three years, or until revenues are produced, whichever occurs first.

Reference:

Roy A. Holmes
Co-ordinator
Municipal Land Development Unit
Ministry of Housing
10 Bloor Street West
Toronto, Ontario
M4W 1A1
Phone: (416) 965-9040

Municipal Land Assembly (cont'd)

References cont'd)

Ron Binsell
Manager
Surveys and Statistical Analysis
Policy and Program Development
Secretariat
Ministry of Housing
5th Floor
801 Bay Street
Toronto, Ontario
M7A 2K7

Telephone: (416) 965-7025

OR

CMHC Branch Office (there are 16
Branch Offices in Ontario)

OR

CMHC
145 King Street West
Toronto, Ontario
M5H 1J8
Telephone: 361-0420

2. MUNICIPAL LAND DEVELOPMENT PROGRAM

Administered by:

The Ministry of Housing through the Municipal Land Development Unit.

Purpose:

To provide information and assistance to Municipalities interested in acquiring and developing residential land, in accordance with local and provincial planning objectives, for the purpose of providing land at reasonable prices to meet the needs of citizens over a broad range of income levels.

Authority:

Provincial:

Section 16, The Housing Development Act

Federal:

Section 42, The National Housing Act

Starting Date of Program:

1977

Description

Central Mortgage and Housing Corporation (CMHC) will provide loans of up to 90% of the appraised cost of acquisition and servicing (as determined by CMHC under Section 42, of the N.H.A.). CMHC will entertain Loan applications submitted after provincial approval of local housing policy statements.

Additional Information:

Acquired Land may be sold or leased in the form of serviced lots to individuals and builders. Specifically, the program is intended to:

- (a) make serviced residential land available where such land is scarce or unavailable;

- (b) make serviced land available at reasonable cost to families who have difficulty buying land at current market rates;

- (c) provide land for the production of rental housing by the private sector, the municipality or community-sponsored agencies in accordance with the ministry is New Community Housing Development Policy.

Municipalities taking part in the program should maintain close contact with CMHC area representatives in order to expedite the review and approval of loan applications.

The following chart shows the basic procedure involved in municipal land acquisition/development.

Statement of Housing Policy	<ul style="list-style-type: none">- preparation of statement- Council approval- Ministry approval
Fund Allocation	<ul style="list-style-type: none">- Municipal request- Ministry allocation
Site Selection	<ul style="list-style-type: none">- identify land- offer to purchase
Technical Evaluation	<ul style="list-style-type: none">- appraisal report- soils tests- preliminary plan- cost estimate
Municipal Review	<ul style="list-style-type: none">- submission to Council- Council approval
OMB Review	<ul style="list-style-type: none">- press notice- submission to OMB- OMB approval
CMHC Review	<ul style="list-style-type: none">- loan application- loan approval
Closing Development	<ul style="list-style-type: none">- Register plan- tender/negotiate contract- servicing

Municipal Land Development Program

Marketing - disposition of
 serviced land units

Municipal land development staff will
provide assistance throughout this
process.

Reference:

Municipal Land Development unit
Community Land Development Branch
101 Bloor Street West, 13th Floor
Toronto, Ontario
M4W 1A1

Phone: (416) 965-9040

3. THE SITE CLEARANCE PROGRAM

The Program is not applicable within NIP areas, however, funding for such projects is not separate from the total Federal NIP allocations.

Funds under this program are to be used for the purpose of acquiring and demolishing:

- (a) Lands and residential buildings outside of NIP areas that do not meet the minimum housing standards set out in the agreement, and
- (b) Lands and buildings, other than residential buildings, that are outside NIP areas and that are:
 - (i) located in an area that contains housing that is occupied mainly by individuals or families of low income, and
 - (ii) being used for a purpose that is inconsistent with the general character of the area in which the buildings are located, where the lands will be used, after their acquisition and clearance, for housing or recreation or social facilities.

In both bases, the program is characterized by its small scale - the total sum of acquisition and demolition costs of contiguous properties cannot exceed \$500,000. This measure has been instituted to prevent a disruption of existing areas by large scale clearance.

Application of the program is contingent upon the adoption of a property maintenance standards by-law and upon satisfactory compensation to those affected.

Program Objectives

The program is designed to assist municipalities to enforce property maintenance and occupancy by-law standards to existing residential

buildings on a municipal wide basis. It will also help in rationalizing land uses in low income residential areas through the acquisition of noxious use properties that have a blighting effect on the area.

Site Clearance Eligibility Criteria

To qualify for assistance under the program, the total sum of acquisition and demolition costs of contiguous properties must not exceed \$500,000.

The program applies to the acquisition and clearance of:

- (a) Lands and residential buildings that:
 - (i) are outside neighbourhood improvement areas,
 - (ii) do not meet minimum housing standards
 - (iii) are beyond the stage where they can be economically rehabilitated.
- (b) Land and buildings other than residential buildings that:
 - (i) are outside neighbourhood improvement areas,
 - (ii) are located in a predominantly residential area inhabited mainly by individuals or families of low income.
 - (iii) are being used for a purpose that is inconsistent with the general character of the area and where the land will be used, after after acquisition and clearance, for housing or recreation or social facilities.

Federal Financial Assistance

Pursuant to Section 27.3 and 27.4 of the National Housing Act, CMHC may contribute up to 25% of the cost of:

The Site Clearance Program (cont'd)

- (i) relocation expenses and compensation for individuals who have been dispossessed of housing accommodation as a result of a project for which assistance is sought.
- (ii) acquiring or demolishing buildings, less the market value of the land based upon its re-use, as approved by CMHC.

In addition, pursuant to Section 27.5(2) of the National Housing Act, CMHC may make loans up to 75 per cent of the municipality's share of costs after deducting the CMHC contribution of the amount of loans allocated pursuant to the agreement.

Terms and conditions, including interest rates, security and repayment of loans for site clearance operations are identical to those for NIP loans.

Provincial Financial Assistance

Pursuant to Section 24 of the Planning Act and in accordance with the policy as announced by the Minister of Housing on December 10, 1973, the Province of Ontario may contribute up to 25% of the cost of:

- (i) relocating individuals who have been dispossessed of housing accommodation as a result of a project for which assistance is being sought.
- (ii) acquiring or demolishing buildings, less the market value of the land, after the acquisition or demolition of the buildings as determined by the Province.

Process by which the program will operate:

The program is closely associated with the Neighbourhood Improvement Program in that it offers an alternative approach to the clearance of small pockets of substandard housing in a community. The program will

operate on the basis of an annual agreement between the Federal Government and the Government of Ontario. In practice this agreement will be negotiated at the same time as the annual N.I.P. agreement and, if desired, the required provisions of both programs can be included in one over-all program. The government of Ontario, in consultation with the Provincial-Municipal liaison Committee, will prepare annually, list or lists of municipalities to receive Federal and Provincial allocations in a given year. The list or lists will indicate the amount of Federal and Provincial contributions and Federal loans allocated to each municipality in a given year.

The selection of site clearance within a selected municipality shall be the responsibility of the municipality as long as the selected area complies with the Site Clearance Program eligibility criteria.

All inquiries should be directed to the Community Renewal Branch of the Ministry of Housing of the Government of Ontario. Also the applications for the Federal and Provincial aid by eligible municipalities in a given year should be made to the Minister of Housing, Government of Ontario.

Municipal Request for Federal and Provincial Assistance:

Following the Provincial selection of municipalities and the establishment of fund ceilings, municipalities selected may apply to the Minister of Housing, Government of Ontario, to obtain Federal and Provincial funds. The municipal request for financial assistance should be made on the appropriate application forms.

Progress Payments - Federal and Provincial:

The procedure relating to N.I.P. will apply to the Site Clearance Program. However, accountable advances are not available under the Site Clearance Program.

C. RENEWAL / REHABILITATION

1. ONTARIO HOME RENEWAL PROGRAM (OHRP)

Administered by:

The Ministry of Housing, Community Renewal Branch, the local municipality in organized territories; and in un-organized territories by the Community Renewal Branch in conjunction with the Ministry of Natural Resources.

Purpose:

To assist owner-occupants to repair or improve their houses, especially sub-standard structural and sanitary conditions, and plumbing, heating and electrical systems.

OHRP extends the benefits of the Residential Rehabilitation Assistance Program and the Neighbourhood Improvement Program to areas that would not normally qualify for financial assistance under these programs. (See also Residential Rehabilitation Assistance Program and Neighbourhood Improvement Program).

Authority:

Provincial:

Housing Development Act

Starting Date of Program

1974 - \$21 million is available under this program for 1977/78

Description:

Provincial:

The Ministry of Housing provides, through the Ontario Home Renewal Program, per capita grants to municipalities to administer directly as loans and/or grants of up to \$7,500 to owner occupants whose adjusted family income is no greater than \$12,500. The rate of interest charged on loans is determined by the annual family income.

Per capita grants are made to municipalities on the following basis:

Municipal
Population

\$ Per
Capita

under 10,000	\$4 per capita or \$4,000 whichever is the greater
10,000-99,999	\$3 per capita
over 100,000	\$2 per capita

except where the applicant is a regional municipality the Minister, may, in addition to the annual grants allowed to be made, make grants of \$25,000 to municipalities.

Municipal:

Municipalities are responsible for administering loans and grants to individuals, and for home inspection.

Any municipality may apply for OHRP funds through council resolution and providing it is willing to adopt standards for maintenance.

Home owners with an adjusted annual family income of \$12,500 or less may apply for a loan or grant.

Reference:

Organized Territories

J.R. Brown
Director
Community Renewal Branch
Ministry of Housing
8th Floor
60 Bloor St. W
Toronto, Ontario
Telephone: (416) 965-2826

Unorganized Territories

Ministry of Natural Resources
Northern Affairs Offices

Individual Home Owners
Contact office of Municipal Clerk

2. ONTARIO HOME RENEWAL PROGRAM (RENTAL)

Administered by:

The participating local municipality, with assistance from the Community Renewal Branch.

Purpose:

OHRP (Rental) is an experimental program currently with limited funds. It is designed to help landlords upgrade rental premises occupied primarily by tenants with low and moderate incomes, by providing assistance for the rehabilitation of sub-standard dwelling units. Emphasis is placed on faulty structural and sanitary conditions as well as upgrading of plumbing, heating and electrical systems.

Eligibility Criteria

1. Municipal Eligibility Criteria

To be eligible, a municipality must:

- a) have previously participated in the Ontario Home Renewal Program;
- b) have, in effect, an approved maintenance and occupancy by-law (acceptable, of course, to the Ministry of Housing).

2. Applicant Landlord Eligibility Criteria

Landlords are eligible for assistance by way of repayable or forgiveable loans, or a combination thereof; there are no income restrictions imposed on the applicant.

The applicant must meet the following minimum criteria to be eligible:

- a) Except in the case of conversation, the dwelling unit requiring repair, rehabilitation or improvement is below the standards of any by-law of the municipality passed under section 36

of The Planning Act or under any private act of the Province of Ontario pertaining to building maintenance, health, safety and sanitary conditions (acceptable, of course, to the Ministry of Housing).

- b) The building in which the dwelling unit, in respect of which the loan is made, is located is predominantly occupied by families with low or moderate income;
- c) The height of the building in which the dwelling unit for which the loan is made is located does not exceed four storeys in height.
- d) The building in which the dwelling unit in respect of which the loan is made is located is not used as a lodging house or rooming house.
- e) The dwelling unit is not eligible for Federal funding.
- f) The landlord has not received Federal funding for the repair, rehabilitation and improvement of, or the conversion into, the dwelling unit and has not previously received a loan for the dwelling unit under this regulation.
- g) The landlord enters into a rental agreement with the municipality.
- g) The municipality secures the loan including the forgiveable portions thereof, by means of a lien provided for by subsection 2 of section 2a of the Housing Development Act or a promissory note provided by subsection 4 of section 2a of the same act.

Conditions and Procedures:

- 1) The municipality will confirm eligibility of the applicant and will arrange for an inspection to determine the extent of the work to be done and prepare an estimate of costs. The landlord must secure estimates for two or more contractors

Ontario Home Renewal Program (Rental) cont'd

and make application to the municipality for a loan - both payable and forgivable portions - to cover the work.

- 2. If the estimates are satisfactory and the applicant meets the eligibility requirements, the municipality will approve the loan and arrange for signing of the documents. The municipality will require a security for both the forgivable and repayable portions of the loan from the borrower to guarantee repayment.
- 3. The applicant will then award contracts and proceed with the work as outlined. The municipality will advance funds for payment as the work proceeds, as has been agreed to by the municipality and the applicant. Periodic inspection will be carried out by the municipality to ensure that the work is satisfactory.

Basis of Assistance:

- 1. Assistance under this program will be in the form of loans, at eight per cent interest to landlords to a maximum of \$10,000 per family unit, per building. Repayment may be forgiven to a maximum of \$3,750.
- 2. Repayment of the loan, excluding the forgivable portion, will commence after completion as advised by the municipality. Payments are to be made on a monthly basis.
- 3. The forgivable portion and the annual rate of forgiveness will be directly related to the cost of rehabilitation as outlined below:

Cost of repair, re-habilitation, conversion or improvement	Total amount of forgiveness	Maximum annual amount of forgiveness
\$0 - \$5,000	\$2,500 or the actual cost of rehabilitation, whichever is less	\$250
\$5,001 - \$6,000	\$2,750	\$275
\$6,001 - \$7,000	\$3,000	\$300
\$7,001 - \$8,000	\$3,250	\$325
\$8,001 - \$9,000	\$3,500	\$350
\$9,001 - \$10,000	\$3,750	\$375

Further Information

Mr. J.F. Brown, Director
Community Renewal Branch
Ministry of Housing
8th Floor, 60 Bloor St. W.
Toronto, Ontario
Phone: (416) 965-2826

or Regional Officers

or Municipal Clerk of participating Municipality

3. HOME IMPROVEMENT LOANS

Administered by:

Central Mortgage and Housing
Corporation

Purpose:

To finance the improvement of existing houses and apartments.

Authority:

NHA, Section 28

Starting Date of Program:

1955

Description:

CMHC is authorized to give a limited guarantee to banks or approved installment credit agencies, in return for an insurance fee paid by the borrower, on loans made for certain specified additions, repairs, and alterations to houses and apartments. The loans are to a maximum of \$4,000 per dwelling and cover the cost of labour materials, and equipment.

Reference:

Further details on this program may be obtained from local CMHC offices or:

CMHC
Ontario Regional Office
145 King Street West, Suite 1108
Toronto, Ontario
M5H 1J8

Telephone: (416) 361-0420

4. RURAL HOUSING PROGRAM

Administered by:

Central Mortgage and Housing Corporation.

Purpose:

To provide housing assistance to low-income families through community and co-operative organizations in non-urban areas, particularly in rural communities with a population of under 2,500 persons. The assistance is provided in the form of housing rehabilitation and in assisted home ownership.

Authority:

Federal:

National Housing Act Sections 34.1, 34.15, 36 and 40

Provincial:

Housing Development Act R.S.O. 1970 Section 6 (1)

Ontario Housing Corporation Act R.S.O. 1970 6 (2)

Starting Date of Program:

Federal: March 1974

Provincial: May 1975

Description:

Federal:

Central Mortgage and Housing Corporation provides 100 per cent of the funds for rehabilitation and the Assisted Home Ownership Program, and 75 per cent for the ownership geared-to-income program which is reserved for families and individuals with an income of less than \$6,000 annually. In addition, as the active partner C.M.H.C. administers the program and provides technical advice to community groups contemplating a housing development under this program.

Description:

Provincial:

The Ministry of Housing provides 25 per cent of the funds for the ownership geared-to-income program which provides an operative subsidy for principal, interest and taxes. In addition, the Ministry provides technical advice to CMHC and community groups.

Municipal:

Not directly involved in funding or subsidy requirements.

Reference:

Central Mortgage and Housing Corporation Branch Office

OR

C.M.H.C.
Regional Office
145 King Street West
Toronto, Ontario M5H 1J8
Telephone (416) 361-0420

D. RENTAL

1. NOTE ON PROVINCIAL ASSISTED RENTAL HOUSING PROGRAMS

A new policy approach to the development of assisted rental housing has been established by the Minister, and will be implemented with respect to those programs administered by the Community Housing Branch.

Once the need for assisted rental housing has been established, a municipality may now choose one of the following options:

- . Develop an assisted rental housing project on its own through a municipal housing agency.
- . Request the Ministry of Housing to undertake development.
- . Ask the ministry to seek private sector involvement to secure units under the Rent Supplement Program or Private Assisted Rental Program.
- . Encourage the creation of a local non-profit group - community, labour or service club organization, for example - to develop a non-profit housing project.

Municipally-developed projects:

For municipalities opting to develop assisted rental housing for either families or senior citizens, financial assistance and development resources are available from the Ministry.

The municipality, through a municipal housing agency, would acquire a site and develop a project. There would be a 90 per cent capital cost loan from the federal Central Mortgage and Housing Corporation, arranged through the ministry.

As owner, the municipality would advance 10 per cent of the capital costs.

The municipality may manage the housing project or request a local housing authority to manage it for a fee on its behalf. Operating budgets would be submitted annually for approval.

Ministry-developed Projects

If a council were to request the Ministry of Housing to develop a project, the municipality would secure a site, re-zone it if necessary, and turn it over to the province for the proposed development. The municipality would be reimbursed for the land.

Under this approach, the province would provide 10 per cent of capital costs; and the federal government would lend the remaining 90 per cent.

The minimum-size guideline for senior citizen projects to be developed by the province is 25 units.

Regardless of whether assisted rental housing for families or senior citizens is developed by the municipality or the ministry, operating deficits are shared 50 per cent by the federal government, 42½ per cent by the province and 7½ per cent by the municipality in which the housing is located.

Cost

Cost guidelines for land and construction, based on CMHC benchmarks, are established for each region or municipality. Similar guidelines exist for subsidies and unit sizes. All proposed assisted housing projects must meet those guidelines if land acquisition and development is to take place.

Management

A municipality undertaking the development of an assisted rental project through a municipal housing agency would own the development. It is responsible for managing the property, and could hire a private management company. It could also request that a local housing authority manage the accommodation.

A project developed by the ministry would be managed through a housing authority.

Note on Provincial Assisted Rental Housing Programs (cont'd)

Housing authorities are made up of representatives nominated by the three levels of government. They have the authority to hire staff to carry out the day-to-day administrative functions, under management agreements with OHC.

2.1 RENT SUPPLEMENT PROGRAM

Administered by:

Community Housing Branch
Ministry of Housing through the
Ontario Housing Corporation.

Purpose

To provide assisted rental housing for lower-income residents through techniques in co-operation with the private sector as part of the Ministry's policy of integrating socially-assisted tenants into the general community. See also Community Integrated Housing, Ontario Accelerated Rental Housing and Family and Senior Citizen Rental Housing programs which involve the rent-g geared-to-income policy.

Authority:

Federal: National Housing Act
Section 44

Provincial: Housing Development
Amendment Act 1974,
Section 2 (1) (f)

Ontario Housing Corpora-
tion Act, R.S.O. 1970,
Section 6

Starting Date of Program: 1971

Description:

Federal: The Federal Government pays 50% of operating subsidies involved in the Rent Supplement Program.

Provincial: OHC acting for the Ministry of Housing, signs agreements with private landlords who wish to make vacant units available for lower-income families under the Rent Supplement Program. After a landlord and OHC agree on a market rent, the landlord participates in selecting tenants from the local waiting list for assisted housing. The tenant signs a lease with

the landlord and pays rent directly to him. OHC mails a monthly cheque to the landlord to cover the difference between that rent and the agreed market rent.

Contracts are generally signed for a five-year period with rents renegotiated annually to reflect market trends. A single dwelling may be accepted for this program, or up to 25% of the units in a residential complex. The Province of Ontario pays 42 ½% of operating subsidies.

Municipal: Before any action is taken to arrange for units for the Rent Supplement Program, municipal councils must pass resolutions to participate in the program and must also agree to pay 7 ½% of operating subsidies.

Reference:

For Development Matters:

Regional Coordinators*
Community Housing Division
Ontario Ministry of Housing
101 Bloor St. W., 12th Floor
Toronto, Ontario M5S 2P8

For Property Management Matters:

Metro Toronto:

Ken Wallace, Manager
Contract Management Branch
101 Bloor St. W., 9th Floor
Toronto, Ontario M7A 2P3
975-9630

Outside Metro Toronto:

H. Theobald
Housing Operations
101 Bloor St. West, 9th Floor
Toronto, Ontario M7A 2P3
965-9733

*See Section on Regional Offices

2.2 FAMILY RENTAL HOUSING (GEARED-TO-INCOME)

Administered by:

Community Housing Branch,
Ministry of Housing, through the
Ontario Housing Corporation.

Purpose:

To provide adequate rental housing
accommodation for lower-income
families. See also Rent Supplement
Program, Community Sponsored Housing
Program.

Authority:

Federal: National Housing Act -
Sections 43 and 44

Provincial: Housing Development Act
R.S.O. 1970, Section 6

Ontario Housing Corpo-
ration Act -
R.S.O. 1970 - Sections
6 and 7

Municipal: Resolution of Council

Starting Date of Program:

January, 1965

Description:

Federal: The Federal Government,
through Central Mortgage
and Housing Corporation,
provides a loan to the
Province of Ontario secured
by debenture, equal to 90%
of the capital cost of a
project. In addition, the
Federal Government con-
tributes 50% toward the
annual operating subsidy of
the housing.

Provincial: OHC, acting for the Mini-
stry of Housing, develops
and manages rental housing
for families with children
throughout the Province in
response to requests from
local municipalities. The
corporation acquires sites

and calls for modified
tender submissions. Suc-
cessful bidders complete
the housing under a con-
struction contract with
the corporation. Upon
completion, the housing is
managed either by OHC
directly or by a local
housing authority.

OHC borrows 10% of the
capital cost of the housing
from the Provincial Trea-
surer and contributes 42½%
of the annual operating
subsidy.

Municipal: Individual municipalities
initiate the program by
requesting the Ministry
to conduct a survey of
need and demand for rental
housing. The municipality
is also involved in approv-
ing site and preliminary
design. The municipality,
by resolution, agrees to
contribute 7½% toward the
annual operating subsidy.
The Corporation pays a
grant equal to full taxes
with respect to completed
projects.

Effective April 1, 1977
municipalities must supply
own land for projects.

Additional Information

The housing is made available to low-
income families with children who
apply to either the local housing
manager or the local housing authority.

A point rating system is used to
select applicants most in need of the
accommodation.

Rent is normally based on up to 25%
of the gross income of the family with
some deductions permitted for a work-
ing spouse, working children and the
size of family. The rent of those
families receiving provincial or muni-

Family Rental Housing (Geared-to-Income) cont'd

cipal assistance matches the shelter component of their monthly payments.

In most instances, applicants must have resided in the municipality for a minimum of one year before applying for assisted housing.

Reference:

Regional Coordinators
Community Housing Branch
Ministry of Housing
101 Bloor Street W. 12th Floor
Toronto, Ontario M5S 1P8

Phone: (416) 965-9793

2.3 ASSISTED RENTAL PROGRAM (PROVINCIAL)

Administered by:

The Ontario Ministry of Housing through the Community Housing Division.

Purpose:

To encourage greater participation by the private sector in providing geared-to-income accommodation.

Starting Date of Program: 1976

Description:

This program complements the ministry's direct construction program for assisted rental housing, under which the province contributes 10 per cent of capital costs, and the federal government 90 per cent, as well as direct construction by municipalities.

Under the program, builders arrange private mortgage financing and develop rental projects in municipalities selected by the ministry.

The builders construct, own and manage the properties and enter into agreements with Ontario Housing Corporation. Up to 100 per cent of the units in a project are made available to applicants on the local waiting list for assisted rental housing accommodation.

Agreements are in effect for a minimum of 15 years, and a maximum of 35 years. After 15 years, the ministry has the option of extending the term or allowing the builder to rent the accommodation on the open market. The difference between the agreed rent and the rent paid by tenants is supplemented by the federal provincial and municipal governments on a 50:42½:7½ ratio.

Units under construction or completed projects are not eligible for the program.

Financing:

Financing is the responsibility of the builder who arranges for National Housing Act funds or mortgages that are privately insured but have an interest rate no greater than the prevailing NHA rate. The builder must also provide the equity to cover the difference between the mortgage loan and the cost of the development.

Additional Information

How it works:

The ministry calls for competitive proposals from builders for the construction and management of assisted rental housing projects in selected municipalities.

The builder must own or lease or have an option on the land on which he plans to build. Preference is given to sites which do not require zoning changes.

Senior citizen accommodation is acceptable in the form of apartment buildings, with provision for recreational facilities. Proposals for family accommodation should be in the form of detached, semi-detached town house or other forms of low-density housing containing a maximum of around 30 units.

Builder's proposals are judged according to the following criteria:

- . Rents offered by the proponent.
- . Suitability of the location of the proposed site, as it relates to shopping, parks and community facilities.
- . The acceptability of the proposed design.
- . Schedule of construction start and completion.

Federal Assisted Rental Program (cont'd)

Agreement:

After a builder is selected, based on the best proposal in terms of rents offered, location and design, he signs a management agreement with the ministry.

Under this agreement, the builder owns and manages the project. He makes available up to 100 per cent of the units for rent to applicants on the local waiting list for assisted housing.

Agreements are in effect for a minimum of 15 years, subject to five-year renewals at ministry's option, up to a maximum of 35 years. At the end of the "lock-in" period, the builder would be free to rent the accommodation on the open market.

Covered in the agreements are the builder's return on equity and the negotiated management fee. Builders must disclose their operating expenses annually as a basis for determining any adjustments in the ministry/developer agreement.

Subsidies:

The arrangements between the builder and the ministry are similar to the Rent Supplement Program under which the difference between the agreed rent and the rent paid by tenants is supplemented by the three levels of government.

The operating deficit for the units are shared 50 per cent by the federal government, 42½ per cent by the province and 7½ per cent by the municipality in which the accommodation is located.

Reference:

(Regional Coordinators)

Community Housing Division
Ontario Ministry of Housing
101 Bloor St. West, 12th Floor
Toronto, Ontario
M5S 1P8

2.4 ONTARIO RENTAL CONSTRUCTION GRANT

Administered By:

Ontario Ministry of Housing and the Central Mortgage and Housing Corporation.

Purpose:

The purpose of the Ontario Rental Construction Grant is to provide assistance in addition to the federal Assisted Rental Program (ARP) in those municipalities where the federal assistance to builders is insufficient to permit the production of moderately-priced rental housing. The two programs make rental construction feasible by closing the gap between full recovery rents and actual market rents.

Description of Program

The Ontario Rental Construction Grant may be combined with the ARP to produce assistance up to \$1,800 per unit for the first year of what is normally a 10-year decreasing support period.

If, after the application of the ARP formula and the take-up of the maximum federal assistance loan, the project is still not able to produce economic rents, the builder is eligible for a grant of up to \$600 per unit in the first year. This grant is provided over the same disbursement period as the federal assistance loan and reduces in a manner similar to that obtained by the federal formula. This grant is not repayable.

Qualifications:

A minimum of eight units is required, and the size of units must not exceed the following:

Unit Type	Max Floor Areas	
	Non-Apt. Form	In all apt. Forms
Bach./studio		400 sq.ft.
1 bedroom	650 sq.ft.	600 sq.ft.
2 bedroom	900 sq.ft.	800 sq.ft.

3 bedroom	1,100 sq.ft.	1,000 sq.ft.
4 bedroom	1,300 sq.ft.	1,200 sq.ft.

The first mortgage must be insured under the NHA or an approved private insurer. The minimum term is five years, and the amortization period is 35 years. The mortgage cannot be greater than 90 per cent of the lending value as determined by Central Mortgage and Housing Corporation (CMHC).

The agreement provides for:

- Rental rates and operating costs for the first year.
- An annual submission of an audited operating statement.
- The amount and period of assistance
- An agreed rate on the return on the builder's equity.

The agreement establishes the initial rental rates. After that, rents are set by market conditions but any higher net revenues attained must go towards reducing the amount of assistance in subsequent years. There are no income requirements for tenants moving into these units.

Additional Information

A lender who supports this program will supply the builder with an application for rental loan (CMHC form 1675). The builder submits these forms, along with complete plans and operating details to the lender. The lender submits these to CMHC, which will negotiate the financing with the lender and borrower and administers both the federal assistance loan and the provincial construction grant. Details can be obtained from CMHC branch offices.

The builder is contacted by CMHC to negotiate the operating agreement.

Ontario Rental Construction Grant (cont'd)

Reference:

CMHC
650 Lawrence Avenue West
Toronto, Ontario

OR

Regional Offices

2.5 FEDERAL ASSISTED RENTAL PROGRAM

Administered by:

Central Mortgage and Housing Corporation.

Purpose:

To attract more private capital into the construction of moderately-priced housing and, particularly to stimulate the building of rental housing.

Authority:

NHA, Section 14.1 Part 1, and
Section 58

Starting Date of Program: 1975

Description:

This federal program uses funds from private lending institutions which provide the first-mortgage loans. The federal assistance to builders consists of additional loans of up to \$1,200 per unit annually and are interest free during the period that assistance is being disbursed and in any event for at least 10 years.

This assistance loan is secured by a second mortgage. The loan is repayable in full if the project is sold or refinanced upwards after commencement of assistance payments.

Otherwise, it is repayable a year after the disbursement period. At this point, repayment starts on a monthly basis as agreed upon initially and interest is at the then current rate of the National Housing Act (NHA) (Sec. 58)

The actual assistance loan is determined by the number of units in the project, the cost of construction, the mortgage rate of interest, operating costs and the average rent for similar accommodation in the area in which the builder proposes to construct the new units.

The assistance is reviewed annually and is reduced as the prevailing market rental rises, closing the gap between

these rental rates and the rates the builder would have to charge.

Reference:

Further information on this program may be obtained from local CMHC offices or:

CMHC
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

Phone: (416) 361-0420

2.6 LOW RENTAL HOUSING ASSISTANCE: SECTION 15 ENTREPRENEUR

Administered by:

Central Mortgage and HOusing
Corporation.

Purpose:

To increase the amount of moderately
priced rental dwellings available to
lower income people.

Authority:

NHA, Section 15

Starting Date of the Program: 1968

Description:

95% loans at favourable interest
rates are available to any organi-
zation, corporation or individual
wishing to undertake low-rental
projects either through new construc-
tion or the purchase and improvement
of existing buildings. The owner must
agree to controlled rents, i.e. a
limited profit, for a period of 50
years. During this period, rents
may be raised only with CMHC approval.
The landlord can opt out after 15
years if he pays back the loan.

References

Further details on this program may
be obtained from local CMHC offices
or:

CMHC
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

Phone: (416) 361-0420

3.1 COMMUNITY SPONSORED HOUSING PROGRAM

Administered by:

Ministry of Housing through its
Community Housing Branch.

Purpose:

To provide additional assistance to non-profit housing corporations (e.g. community, church, labour or service club groups) in housing low-and-moderate-income persons. Assistance is also extended to special groups such as the elderly and the handicapped. The program is another method of integrating low-income persons into the community. See also Rent Supplement Program.

Authority:

Federal: National Housing Act,
Section 44(1)(b),
Section 15.1 (1973 Amend-
ment) and section 34-18.

Provincial: Housing Development
Amendment Act 1974,
Section 2(1) (e) (f).

Starting Date of Program:

Federal: June 1973

Provincial: July 1974

Description:

Federal: Up to \$10,000 grant for start-up (e.g. initial research organization, site selection, taking of options, professional fees and staffing, etc.). One hundred per-cent loan to non-profit housing corporation for the actual cost of an approved development.

The loan is secured by a mortgage of up to 50 years, presently at a maximum interest rate of 10½%, which is usually reduced through an in-

terest reduction grant to an effective rate of eight per cent. 10 per cent of the loan is forgiven. A rehabilitation project, in addition to the above, will be considered for a \$3,750 maximum forgivable grant per unit under the Residential Rehabilitation Assistance Program (RRAP). Units must be at or below market rates for comparable accommodation. As well, groups must meet certain design and cost standards to ensure that modest good housing is provided and to prevent overly expensive designs.

Provincial: Funding will complement federal assistance. A rent-reduction grant is provided on a sliding scale to non-profit organizations which make units available to families and individuals who qualify for rent supplement.

The purpose of the grant is to reduce the rents in modestly designed non-profit project to below market levels for similar accommodation. The grant is paid over a 15 year period on a decreasing scale selected by the non-profit organization. The rent reduction per unit per month for the first year usually ranges from \$20 to \$35, depending on the payout rate selected.

In partnership with CMHC and the local municipality, the ministry also provides funding for rent supplement purposes for those in need of rent-geared-to-income help. The usual limit for this support is up to 25 per cent of the units. In specific cases the limit may be exceeded, with the approval of the ministry, CMHC and the municipality.

Community Sponsored Housing Program (cont'd)

Percentage of units under rent supplement	Rent Reduction Grants as per- centage of Pro- ject value
21 - 25 per cent	10 per cent
16 - 20 per cent	8 per cent
11 - 15 per cent	8 per cent
6 - 10 per cent	4 per cent
Less than 6 per cent	Zero per cent

Each project selects the tenants suitable for rent supplements; however, projects are expected to consider applicants referred from the local government waiting list for an agreed-upon number of rent supplement units.

Municipal: Municipalities may form non-profit corporations for the purpose of land-banking, building low-to-moderate income housing or for purchasing and renovating existing housing. The terms for municipalities are the same as above, with the exception of grants for getting projects underway.

As well, municipalities can purchase land through the federal-provincial-municipal Municipal Land Development Program. Such land can be used by municipal and private non-profit companies. Private companies should check with their local municipal planner or clerk what the local policy is with respect to this program.

Eligible Organizations

Groups applying for assistance under the Community Sponsored Housing Program will already be seeking their mortgage financing from CMHC. Because of this, eligibility for the Ontario

program is based on criteria set out in the National Housing Act.

"A non-profit organization is one in which no part of the income is payable or otherwise available for the personal benefit of any proprietor, member or shareholder."

In addition, no part of the income of the corporation derived from housing rental or housing charges may be used for professional development, education, research or travel by any of the shareholders, and an annual affidavit to this effect must be provided.

Non-profit groups may be of two kinds:

- . Municipally-owned: Provincial legislation has been passed in Ontario to allow municipalities to form non-profit housing corporations.
- . Exclusively charitable: The sponsors must be dedicated to providing adequate housing for persons of low or moderate income.

Criteria For Applicants

CMHC screens non-profit housing loan applications; consequently the province will direct itself to broader criteria in evaluating applications:

1. The group should provide evidence of community support for the project.
2. A financial plan shall be prepared which shows:
 - . the economic viability of the project;
 - . the degree to which the provincial capital contributions will be reflected in below-market rents;
 - . the financial ability to cope with unanticipated problems in construction;
 - . that no overlap exists with subsidies from other provincial ministries, notably the Ministry of Community and Social Services.

Community Sponsored Housing Program (cont'd)

3. An administrative plan shall be prepared describing:

- . how its management program is soundly based on accepted property management and tenant relations principles, and that it is geared to ensuring the economic and social success of the project on a continuing basis;
- . how the group intends to give special consideration to those who are on government waiting lists for rent-assisted housing and the number of such people to be accommodated;
- . how the neighborhood will be involved in the project and, in rehabilitation projects, how construction work will be carried out so as not to displace tenants;
- . the impact on community amenities that would result from the project, such as recreational space.

Ontario Regional Office
Central Mortgage and Housing Corporation
145 King Street West
Suite 1108
Toronto, Ontario M5H 1J8

Telephone: (416) 361-0420
or any of CMHC's branches

While some of these criteria overlap those of CMHC, some do not. Therefore, provincial approval will not necessarily follow federal approval and will require an order-in-council in keeping with the provisions of the Housing Development Act.

References:

Any organization wishing assistance from both Ontario and the federal government should contact each of them concurrently.
For further information please contact:

Community Housing Division
Ontario Ministry of Housing
12th Floor
101 Bloor St. W.
Toronto, Ontario M5S 1P8

AND

3.2 NON-PROFIT HOUSING ASSISTANCE

Administered by:

Central Mortgage and Housing Corporation

Purpose:

To assist non-profit housing groups to develop low rental housing projects. To increase the supply of low-moderate housing stock.

Authority:

Section 15.1, NHA

Starting Date of Program:

June, 1973

Eligible Recipients:

Any non-profit organization.

A non-profit organization is one in which no part of the income is payable or otherwise available for the personal benefit of any proprietor, member or shareholder. Non-profit organizations may be of two kinds:

- . Constituted exclusively for charitable purposes; "Charitable purposes" has a very broad interpretation. The organization need not qualify as a "charity" for income tax purposes nor must the articles of incorporation refer specifically to a "charitable" work. However, the sponsors must be dedicated to the task of providing help, either to others or to their own members, through motives other than profit.
- . Provincially-municipally owned: These organizations have all of their shares or capital owned by the government of a province by a municipality or by an agency of a province or municipality.

Basis of Assistance:

. Start-Up Funds

"Start-up Funds may be made available

to the sponsors of a non-profit housing project to ensure that the group is able to reach the point of a properly prepared loan application to CMHC. They can cover expenditures for research and organization, incorporation, site selection, options, professional fees, the purchasing of technical skills required to put the project in place, tenant selection and similar costs.

Start-up funds are not available to non-profit organizations which are provincially-municipally owned.

. Loans and Contributions

Under the National Housing Act, non-profit corporations are eligible for federal loans of 100 per cent of project costs as approved by CMHC. The repayment term can be extended up to 50 years.

The mortgage is provided at standard CMHC interest rates, but non-profit corporations can receive an interest reducing grant which effectively reduces the interest rate to preferred levels.

Additionally, such corporations may choose between a 10 per cent capital contribution or beneficial land-lease terms. In urban areas with high land costs, CMHC may purchase the land necessary for a project and lease it back to the non-profit corporation at rates subsidized in accordance with residents incomes.

. Residential Rehabilitation Assistance Program.

Non-profit corporations which are acquiring older housing to be repaired and renovated may also be eligible for assistance under the RRAP program.

. Rent Supplement Program

Federal-provincial agreements allow for a percentage of the units in non-profit projects to be designated for low-income tenants. Such units are eligible for federal-provincial sub-

Non-Profit Housing Assistance (cont'd)

sidies equivalent to those of the Public Housing Program.

. Community Resource Organizations

The task of organizing a group and developing and constructing a non-profit housing project can be difficult and time-consuming. In most areas of the country, CMHC funds resource groups to provide both social and technical counselling services to developing non-profit groups and cooperatives. Names and locations of these groups are available from CMHC offices across the country.

Further Information:

CMHC
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

Telephone: (416) 361-0420

3.3 COOPERATIVE HOUSING ASSISTANCE

Administered by:

Central Mortgage and Housing Corporation

Purpose:

To encourage and assist co-operative housing as an alternative kind of tenure. By providing loans to co-operatives the NHA encourages action and self-help by groups of people who are prepared to assume responsibility for the organization of a cooperative association.

Authority:

NHA, Section 34.18

Starting Date of Program:

June, 1973

Eligible Recipients:

Building and non-profit cooperatives "Cooperative housing" is a general term used to describe housing built or purchased by a group of people to be owned by those who will occupy it.

Basis of Assistance:

A. Building Cooperatives

A building cooperative organized to construct homes to be owned individually by its members may receive financial assistance in three ways.

- . Under the Assisted Home Ownership Program, households of two or more persons may qualify, regardless of income, for loan assistance to reduce their mortgage interest rate to 8 per cent. For those with children and needing additional help to keep their monthly payments within 25 percent of their income, additional subsidies of up to \$750 per year are available. To qualify under the AHOP program, a house must not cost more than a maximum established for

the area in which it is built.

- . In several provinces building cooperatives can take advantage of loans provided jointly by the federal and provincial governments. Generally, these mortgages to individuals contain provisions similar to those of AHOP. The province may make additional subsidies available to low-income families.
- . Members of building cooperatives as individuals, are eligible for all other types of NHA financing available from approved lenders.

B. Non-Profit Cooperatives

Non-profit cooperatives, usually incorporated under provincial regulations, are eligible for a variety of financial benefits under the terms of the NHA.

. Start Up Funds

Often groups require financial assistance to develop their organization, and to complete the details and proposals necessary for a formal loan application to CMHC. Start-up funds are available from CMHC to help with these costs.

. 100 Per Cent Loan

Non-profit cooperatives may receive a mortgage from CMHC for 100 per cent of the approved cost of the project. Repayment periods may be extended to 50 years.

. 10 Per Cent Contribution or Land-Lease Program

Non-profit cooperatives are also eligible for either a capital contribution from CMHC of 10 per cent of capital costs, or, in urban areas with very high land costs, CMHC may agree to purchase the land the project will be built on, and lease it back to the cooperative at sub-

Cooperative Housing Assistance (cont'd)

sidized rates in accordance with residents' incomes.

. Interest-Reducing Grant

Mortgages for non-profit cooperatives are written at standard CMHC interest rates, but are eligible for interest-reducing grants which have the effect of reducing the interest rate to a preferred level.

. Residential Rehabilitation Assistance Program

Non-profit cooperatives which are acquiring older housing to be repaired and renovated may also be eligible for assistance under the RRAP program.

. Rent Supplement Program

Federal-provincial agreements allow for a percentage of the units in non-profit projects to be designated for low-income tenants and eligible for federal provincial subsidies equivalent to those of the Public Housing Program.

. Other Sources of Financing

As an incorporated group, a co-operative may also apply for other forms of financing available to any other group through approved lenders.

. Community Resource Organizations

The task of organizing a group into a cooperative and developing and constructing a housing project is difficult and time-consuming. In most areas of the country, CMHC funds resource groups whose primary tasks are to provide both social and technical counselling services to developing non-profit groups and cooperatives. Names and locations of these groups are available from local CMHC offices.

Further Information:

Ontario Regional Office
CMHC
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1J8

Telephone: (416) 361-0420

4.1 SENIOR CITIZEN HOUSING (GEARED-TO-INCOME)

Administered by:

Community Housing Branch
Ministry of Housing through the
Ontario Housing Corporation.

Purpose:

To provide adequate rental housing
for senior citizens at rents related
to individual incomes. See also
Supplement Program, Community
Sponsored Housing Program, and Elderly
Persons Housing Aid Act.

Authority:

Federal: National Housing Act,
Section 43 and 44

Provincial: Housing Development Act,
R.S.O., 1970, Section
6.

Municipal: Resolution of Council

Starting Date of Program

January, 1965

Description

Federal: The Federal Government
through Central Mortgage
and Housing Corporation
provides a loan to the
Province of Ontario
secured by debenture,
equal to 90% of the cap-
ital cost of a project.
In addition, the Federal
Government contributes
50% towards the annual
operating subsidy of the
housing.

Provincial: OHC, acting for the Min-
istry of Housing, develops
and manages projects speci-
fically designed for senior
citizens throughout the
Province in response to
requests from local muni-
cipalities. The Corporation
acquires sites and calls
for modified tender sub-

missions. Successful
bidders complete the pro-
jects under a construction
contract with the Corpora-
tion. Upon completion, the
projects are managed either
by OHC directly or by a
local housing authority.

OHC borrows 10% of the cap-
ital cost of the housing
from the Provincial Trea-
surer and contributes 42½%
of the annual operating
subsidy.

Municipal: Individual municipalities
initiate the program by
requesting OHC to conduct a
survey of need and demand
for the housing. The munici-
pality is also involved in
the approval of the site
selected and the prelim-
inary design. The munici-
pality is also involved in
the approval of the site
selected and the preliminary
design. The municipality, by
resolution, agrees to contri-
bute 7½% toward the annual
operating subsidy. The Corp-
oration pays a grant equal
to full taxes with respect
to completed projects.

Additional Information

Senior citizen housing is made available
to persons 60 years of age or over who
apply to either the local housing manag-
er or the local housing authority.

OHC builds and administers senior citi-
zen housing throughout Ontario with the
exception of Metropolitan Toronto,
where it is the municipality's responsi-
bility. Many Metro senior citizens
however, are accommodated in OHC family
housing developments that contain small
apartments.

A point rating system is used to select
applicants most in need of accommodation.
Rents are based on the income of the
applicants. Rents include heat, hot and

Senior Citizen Housing (Geared-to-Income)

cold water, hydro, refrigerator and stove.

Most municipalities require that applicants live in the municipality for one year before being offered accommodation. A number of counties, however, have adopted county-wide eligibility standards.

Further Information:

Regional Coordinators
Community HOusing Branch
101 Bloor Street West, 12th Floor
Toronto, Ontario

4.2 HOMES FOR THE AGED - BUILDING OR EXTENDING

Administered by:

Ministry of Community and Social Services.

Assistance Towards

The capital cost of:

- a) erecting a new building
- b) alteration of a building by an addition or extension.

Equipment and furnishings are included but land in excess of 8 acres, barns and similar outbuildings are excluded.

Eligible Recipients

Any Home or Joint Home established by a municipality or municipalities under the Act.

Conditions and Procedures

- (a) The site and plans must be approved in advance by the Minister.
- (b) An Application for grants should be submitted in the prescribed form.
- (c) Requests for progress payments must be accompanied by a certificate of a member architect in good standing of the Ontario Association of Architects or an engineer in good standing of the Ontario Association of Professional Engineers, certifying that:
 - 1) all structural work below the ground floor joists or slabs is completed;
 - 2) the roof is on and the new building, addition, or extension is enclosed.
 - 3) the interior partitions are installed and finished, or
 - 4) the new building, addition or extension is completed and ready for occupancy.

- (d) When applying for final payment, the application must be certified by the municipal auditor.

Basis of Assistance

- (a) 5% of the cost when all structural work below the ground floor joists or slabs is completed.
- (b) 20% when the roof is on and the building, addition or extension is enclosed.
- (c) 10% when the interior partitions are installed and finished.
- (d) Such other part of the estimated amount to be paid by Ontario at such other times as the Minister approves (in these cases application for payment should be accompanied by architects' or engineers' certificates as to the progress made towards completion; and for the final payment, the request shall be certified by the municipal auditor.
- (e) the difference between 50% of the actual cost, and the total of a) b) c) and d) when completed and ready for occupancy.

The grant maximum is 50% of the actual cost, excepting in the case of certain homes in territorial districts where in addition, the Province may pay 100% of that portion of the cost allocated in accordance with the Act and Regulations, for unorganized areas.

Reference

The Homes for the Aged Act, R.S.O. 1970 Chap. 206
Homes for the Aged and Rest Homes Amendment Act 1972, O. Reg. 439, R.R.O 1970.

Further Information

Mr. L. Crawford
Director
Senior Citizens Branch, Off. on Aging
Ministry of Community and Social Services
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario Phone: (416) 965-5130

4.3 HOMES FOR THE AGED - ACQUISITION OR ALTERATION OF AN ACQUIRED BUILDING

Administered by:

Ministry of Community and Social Services

Assistance Towards

The capital cost of:

- a) Acquiring a building for use as a home
- b) Altering, furnishing and equipping an acquired building.

Eligible Recipients

Any home or joint home established by a municipality or municipalities under the Act.

Conditions and Procedures

- a) The site and plans must be approved in advance by the Minister.
- b) Application for grant should be submitted in the prescribed form.
- c) A request for payment must be accompanied by a certificate from a qualified architect or professional engineer certifying that:
 - 1) the building acquired for use as a home is, in his opinion, a suitable building for such use, and
 - 2) the building acquired for use as a home is ready for occupancy.
- d) Requests for payments prior to completion of the work must be accompanied by a certificate of the architect or professional engineer stating the progress made.

Basis of Assistance

- a) 50% of the actual cost of acquisition when the building is acquired.

- b) 50% of the actual cost of altering furnishing and equipping, as certified by the municipal auditor for the home, when the building is ready for occupancy.

- c) Subject to the direction of the Lieutenant Governor in Council, for certain homes in territorial districts 100% of the proportion of the capital expenditures allocated in accordance with the Regulations for the unorganized areas.

References

The Homes for the Aged Act, R.S.O. 1970 Chap. 206
Reg. 439, R.R.O. 1970

Further Information

Director
Senior Citizens Branch
Office on Aging
Ministry of Community and Social Services
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario

Phone (416) 965-5103

4.4 HOMES FOR THE AGED - ADDITIONAL FURNISHINGS AND EQUIPMENT

Administered by:

Phone: (416) 965-5103

Ministry of Community and Social
Services

Assistance Towards

Cost of additional furnishing and equipment that are not replacements and that in the opinion of the Minister of Community and Social Services are necessary for the efficient operation of the home, and cost in excess of \$500.

Eligible Recipients

Any home or joint home established by a municipality or municipalities under the Act.

Conditions and Procedures

- a) Applications for monthly payment of subsidy should be submitted in the prescribed form.
- b) Expenditures must be approved by the Minister before purchase and be acceptable as capital expenditures under the Act and Regulations.

Basis of Assistance

50% of the cost described above.

Reference

The Homes for the Aged Act, R.S.O. 1970
Chap. 206
O. Reg. 439, R.R.O. 1970
S.O. 1968-69 (Bill 144)

Further Information

Director
Senior Citizens Branch
Office on Aging
Ministry of Community and Social
Services
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario

4.5 STUDENT HOUSING

Administered by:

Ministry of Housing, through Ontario Student Housing Corporation, and the Ministry of Colleges and Universities.

Purpose:

To provide accommodation for graduate and undergraduate students at the request of universities and certain other post-secondary educational institutions, with the approval of the Ministry of Colleges and Universities.

Authority:

Federal: National Housing Act,
Section 47

Provincial: Housing Development Act.
R.S.O. 1970 Section 6
(2) Order-in-Council
3417/66

Starting Date of Program:

1966

Description:

Federal: The Federal Government, through Central Mortgage and Housing Corporation, provides a loan directly to the educational institution for 90% of the capital cost.

Provincial: The building site is provided by the college or university and OSHC, at the request of the institution, may act as development agent for the construction of the student housing accommodation. OSHC provides technical expertise to determine the institution's requirements, assess possible sites, prepares tender calls, recommends the award of contract and inspects construction.

Municipal: Council is involved in any zoning changes that may be required.

Additional Information:

Following completion of the residence, it is the responsibility of the institution concerned to allocate and manage the units.

Reference:

John Johnston
Director
Ontario Student Housing Corporation
12th Floor
101 Bloor Street West
Toronto, Ontario
M7A 2N9

Telephone: (416) 965-9652

4.6 WIGAMEN INCORPORATED

Administered by:

Wigwamen Incorporated, a private, non-profit association, with assistance from the Ministry of Housing, through Ontario Housing Corporation, and Central Mortgage and Housing Corporation.

References:

Chris Sheldon
Community Housing Branch
101 Bloor Street West, 12th Floor
Toronto, Ontario

Purpose:

To assist Canadian native people in meeting their rental housing requirements in Metropolitan Toronto. Wigwamen purchases the houses with federal funds and is responsible for the selection of tenants and administration of the housing. See also Rent Supplement Program.

Authority:

Federal: National Housing Act,
Section 15 and 44

Provincial: Housing Development Amendment Act 1974, Section 2
(1)(f)

Municipal: Municipal agreement to share in 7 ½ percent of operating losses.

Starting Date of Program

March 1973

Description:

Federal: In addition to providing 100% financing for the purchase of houses by Wigwamen Incorporated, half the operating deficit is borne by the Federal Government.

Provincial: OHC participates in a joint committee to select tenants for the Wigwamen units that are made available under the rent supplement program. The province pays 42½ per cent of any operating deficits.

Municipal: Metropolitan Toronto pays 7 ½% of any operating losses.

E. OWNERSHIP

1. INSURED MORTGAGE LOANS

Administered by:

Central Mortgage and Housing Corp.

Purpose:

Assistance to builders to facilitate the development of moderately priced dwellings for home ownership and rental accommodation.

Authority:

NHA, Part 1

Starting Date of Program:

1946

Description:

Federal: The NHA provides for loans by approved lenders, as well as direct loans from CMHC - usually only available in those areas not normally serviced by approved lenders. The loans to builders may be as high as 95% of the lending value for home-ownership accommodation and 90% for rental accommodation to the prevailing maximum in various market areas. Payments on the loan plus taxes should not exceed 30% of gross annual income. Amortization is generally 25-35 years. Under home ownership the loans are available for both new and existing units. Under rental accommodation the loans are available only for new units.

Reference:

Further details on this program may be obtained from local CMHC offices or

CMHC
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario M5H 1J8
Phone: (416) 361-0420

2. ASSISTED HOME OWNERSHIP PROGRAM/HOME OWNERSHIP MADE EASY (AHOP/HOME)

Administered by:

A partnership of the Central Mortgage and Housing Corporation, on behalf of the Federal government, and the Ministry of Housing, on behalf of the Provincial government.

Purpose:

The program provides financial aid to bring home ownership with the reach of moderate-and lower-income residents wishing to purchase new housing units, and to stimulate the construction of moderately priced affordable housing.

Authority:

NHA, Section 35.15, 34.6

Starting Date of Program:

1977

Description:

Federal:

Financial help comes in three stages. AHOP is designed primarily to bring the effective mortgage interest rate down to 8% during the first year of occupancy, through a loan for households buying newly-built dwellings within specific price ranges:

Stage 1: AHOP's Interest Reduction Loan

All purchasers are eligible, as long as there are at least two persons in the household buying an AHOP-qualified moderately-priced home.

The loan has the effect of reducing the first year's mortgage payments to what they would be at an eight per cent interest rate.

Purchasers use the loan to lower mortgage payments during the first five years of occupancy. The loan is interest-free for this support period.

The loan may be repaid at any time during the first five years. It must be repaid if the property is sold or if a new first mortgage is obtained for an increased amount.

If a homeowner chooses to pay back the loan to CMHC by instalments, monthly repayments of the loan plus interest begin in the seventh year of occupancy.

Provincial :

The Province provides qualified home buyers with a subsidy of up to \$750 in the first year of occupancy so that mortgage payments and municipal taxes will not exceed 25% of household income.

Stage 2: AHOP's Subsidy

If purchasers made use of the interest reduction loan and have at least one dependent child, they may be eligible for this non-repayable subsidy- a maximum of \$750. during the first year of occupancy.

The AHOP subsidy is available to those who have taken the loan and would still be spending more than 25 per cent of their gross household income on mortgage payments and municipal taxes.

Household income is defined as the total income from all sources of the principal wage earner and spouse.

The exact amount of subsidy varies depending on the household income and the mortgage and municipal tax payments.

Stage 3: The Provincial HOME Grant

If purchasers have qualified for the AHOP interest reduction loan and the maximum AHOP subsidy and find that they would be spending more than 30 per cent of their income on mortgage payments and taxes, they may be eligible for the provincial HOME grant.

The grant, designed to bring mortgage payments and taxes down to 30 per cent of the household's gross annual income,

(AHOP/HOME) cont'd

amounts to a maximum \$62.50 monthly in the first year of residency. It is a non-repayable grant.

Total assistance - any combination of Stages 1, 2 and 3 - is paid directly to the purchaser each month, providing there is no default on the mortgage.

After the first year, the total assistance is decreased annually by one-fifth of the first year's total assistance, or \$240 per year, whichever is less. At the end of five years, the financial arrangements can be reviewed and, if warranted, the assistance may be continued.

Additional Information

1. Household is defined as two or more persons and may include a married couple, a single parent with one or more dependent children, two related adults or two adults who are not related. Household income is the gross annual income of the principal wage earner plus the gross annual income of the spouse or other adult in the household.

2. Eligible Units - All types of new housing units are eligible ...condominiums, townhouses, detached and semi-detached houses...if they are sold within the maximum AHOP prices and do not exceed the value placed on the property by CMHC.

New homes built by individuals qualify...again if they are priced within AHOP limits and do not exceed CMHC appraisals.

Those interested in purchasing a home under AHOP and/or AHOP/HOME should consult the real estate advertising sections of the newspapers for builders selling AHOP-qualified homes.

Prospective purchasers need not contact CMHC or the Ministry of Housing, but may obtain all necessary information and forms from builders participating in AHOP.

3. DEPARTMENT OF VETERAN AFFAIRS HOUSING PROGRAM FOR VETERANS

Administered by:

Central Mortgage and Housing Corporation

Purpose:

To provide better housing opportunities for veterans.

Authority:

Federal: Veterans' Land Act
NHA, Section 34.15, 34.16,
Part 1, 15.1

Starting Date of Program

1975

Basis of Assistance:

The Department of Veterans' Affairs through CMHC, will provide:

1. A grant of up to \$600 annually to a veteran for the purchase or construction of a new home, if, after AHOP/HOME assistance is taken into account, the portion of the veteran's gross family income required for the payment of principal, interest and taxes is still greater than 25% of that income.
2. A grant of up to \$600 annually to veterans who do not qualify for the AHOP interest reduction loan because they do not have a dependant child and/or wish to purchase an existing dwelling, in order to ensure that payments of principal, interest and taxes do not exceed 25% of gross family income, providing:
 - 1) the purchase price of the dwelling is within the maximum house price established by CMHC for that area;
 - 2) the veteran obtains an NHA approved lender loan; and
 - 3) have not owned a house in the previous 3 years, unless disposal of the house occurred for exceptional reasons.

3. An additional grant of 10% of capital costs for non-profit groups who obtain Section 15.1 loans to develop low rental housing projects intended primarily but not exclusively for veterans.

Additional Information:

See also, AHOP/HOME, Community sponsored Housing and Insured Mortgage loans.

Reference:

Further details on this program may be obtained from local CMHC or DVA offices or

CMHC
Ontario Regional Office
145 King Street West, Suite 1108
Toronto, Ontario
M5H 1J8

Telephone: (416) 361-0420

SECTION V

MUNICIPAL IMPROVEMENT PROGRAMS

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1. ONTARIO DOWNTOWN REVITALIZATION PROGRAM

ADMINISTERED BY:

Community Renewal Branch, Ministry of Housing

PURPOSE:

The program is designed to enable eligible municipalities with a maximum population of 125,000 to provide the investment required for seedin projects, which would help arrest decline and restore their core areas to full economic potential.

AUTHORITY

Starting date of Program:

1977. Financial allocations for acceptable municipal projects will be made annually through 1979.

DESCRIPTION

Municipalities must clearly establish the need for such projects.

The Province will provide assistance in the form of partially recoverable loans up to a maximum two-thirds of the approved costs of the project. Such a project would be expected to generate additional revenue to the municipality in the form of rents and/or taxes.

Eligible costs for this program include:

- The acquisition and/or clearance of land for a revitalization project;
- Acquisition and rehabilitation of an existing key anchor building;
- Installation of a public open or covered mall.
- Improvement to ancillary services such as water, sewers and/or roads where such improvement will result in revitalization.

Total provincial recovery will be limited to 110 per cent of the initial two-thirds contribution. However, repayment is contingent upon additional

revenue being created for the municipality. There is no fixed period for this loan.

Recoveries would come from the sale or lease of any cleared land or buildings of the project, from sharing in contingent income, and from leasing space in malls or semi-malls. In all cases two-thirds of such recoveries would return to the province, and one-third to the municipality.

If and when such a project results in additional tax revenue, the recoverable portions will be reversed; the municipality receiving two-thirds of such new tax revenue and the province one-third, which will be applied to the total provincial loan recovery.

REFERENCE

Mr. J. F. Brown, Director
Community Renewal Branch
Ministry of Housing
60 Bloor Street West, 8th Floor
Toronto, Ontario M4W 3K7
Phone: (416)965-2826 or
Regional Officers

2. BUSINESS IMPROVEMENT AREA

ADMINISTERED BY:

A Board of Management appointed by a Local Council; the local Council of a Municipality; and The Community Renewal Branch, Ministry of Housing.

PURPOSE

The improvement, beautification and maintenance of municipally owned lands, buildings and structures in the business improvement area, beyond such improvement, beautification and maintenance as is provided at the expense of the Municipality at Large.

The promotion of the area as a business or shopping district.

AUTHORITY

Section 361 of the Municipal Act.

DESCRIPTION

Section 361 of the Municipal Act enables an interested business community to be established as a "business improvement area" through which funds could be raised for the above listed purposes.

Funds for this program are raised through an additional levy on business assessment in the designated area. The entire program is the responsibility of a Board of Management, a corporate body appointed by the local Council. Although Council representation on the Board of Management is mandatory, the majority membership must be comprised of local businessmen.

Business Improvement Area funding may be coordinated with municipal expenditures in the core area to attain the greatest impact.

FURTHER INFORMATION

The Local Municipal Council or

Mr. J. F. Brown, Director
Community Renewal Branch
Ministry of Housing
60 Bloor Street West, 8th Floor
Toronto, Ontario M4W 3K7
Phone: (416)965-2826
or Regional Officer

B. TRANSPORTATION
(Capital Funding Assistance)

1.1 KING'S HIGHWAY CONNECTING LINKS

Definition:

A route which connects parts of the King's Highway or an extension of the King's Highway.

Assistance towards:

- i) The cost of construction in cities and separated towns.
- ii) The cost of construction and maintenance in towns, villages, and townships.

Eligible Recipients

Cities and Separated Towns
Towns
Villages
Townships
Counties

Conditions and Procedures:

- a) The highway must be designated a connecting link by the Lieutenant Governor in Council.
- b) Where the work is undertaken as a local improvement under The Local Improvement Act, the owner's share of the cost shall not be included in the cost of the work upon which the Province's contribution is calculated.

Basis of Assistance

By agreement with the Minister, subject to the following maximums:

- a) Where the highway is in a town, not being a separated town, having a population of not more than 2,500 or in a village or township having a population of not more than 2,500: 100% of the cost of the eligible items of construction and maintenance of the connecting link route including roadways or additional widths of roadway necessary to permit the proper interchange of traffic with the connecting link.

- b) Where the highway is in a town, not being a separated town, having a population of more than 2,500 or in a village or township having a population of more than 2,500: 90% of the cost of the eligible items of construction and maintenance of the connecting link route including roadways or additional widths of roadways necessary to permit the proper interchange of traffic with the connecting link.
- c) Where the highway is in a separated town or city: 75% of the cost of the eligible items of construction of the connecting link route including roadways or additional widths or roadways necessary to permit the proper interchange of traffic with the connecting link.

Reference

The Public Transportation and Highway Improvement Act, R.S.O. 1970, Chap. 201 S.O. 1971, Chap. 61, S.O. 1973, Chap. 20; Chap. 67

Further Information

Director, Municipal Transportation Branch
Ministry of Transportation and Communications
Downsview, Ontario M3M 1J8

Phone: (416)248-3621

1.2 DEVELOPMENT ROADS

Assistance Towards:

The construction and maintenance of a road or proposed road which, because of the requirements of traffic, the Minister of Transportation and Communications considers should be constructed, improved or maintained to a higher standard than is reasonable having regard to the economic situation of the municipality.

Eligible Recipients:

Townships
Improvements Districts
Towns and Villages in Territorial Districts

Conditions and Procedures:

- a) The road or proposed road must be designated by the Minister of Transportation and Communications as a development road.
- b) An agreement with the Minister is required.

Basis of Assistance:

Any proportion up to 100% of construction and maintenance costs, except property acquisition, damage claims and fencing.

Reference:

The Public Transportation and Highway Improvement Act, R.S.O. 1970, Chap. 201 S.O. 1971, Chap. 61
S.O. 1973, Chap. 20: Chap. 67

Further Information:

Director, Municipal Transportation Branch
Ministry of Transportation and Communications
Downsview, Ontario M3M 1J8
Phone: (416) 248-3621

1.3 TRANSPORTATION

Assistance Towards:

- a) Subway construction
- b) Transit capital assistance
- c) The operation of a public transportation system

Eligible Recipients

- a) Metropolitan or Regional municipalities are eligible with regard to subway construction.
- b) All municipalities are eligible for the operation of a public transportation system.

Conditions and Procedures:

- a) Assistance for construction is provided under conditions and procedures similar to roads.
- b) Having regard for the cost of and the revenue produced by the operation of the public transportation service, the Minister may determine the extent to which expenditures are eligible for financial assistance. Submission is to be made in the same manner as expenditures property chargeable to road improvements.

Basis of Assistance:

- a) 75% of the subway construction expenditures properly chargeable to subway construction.
- b) 75% of the cost of buses, trolleys and transit terminals, etc.
- c) 50% assistance towards public transportation.

Reference:

The Public Transportation and Highway Improvement Act, R.S.O. 1970, Chap. 201, S.O. 1971, Chap. 61
S.O. 1973, Chap. 20; Chap. 67

Further Information

Director, Municipal Transportation Branch
Ministry of Transportation and Communications
Downsview, Ontario M3M 1J8

Phone: (416) 248-3621

1.4 LOCAL ROADS BOARDS - TERRITORY WITHOUT MUNICIPAL ORGANIZATION

Assistance Towards:

The cost of work performed on local roads in an area in which a local board has been elected.

Eligible Recipients:

Local Roads Boards

Conditions and Procedures:

- a) Local roads area must have been established and a Local Roads Board elected under the provisions of The Local Roads Board Act.
- b) The secretary-treasurer of the board must remit to the Minister of Transportation and Communications an amount equal to taxes received, less incidental administrative cost.
- c) Ministry of Transportation and Communications personnel supervise the work.

Basis of Assistance:

As designated by the Minister.

Reference

The Local Roads Boards Act, R.S.O. 1970, Chap. 256
The Public Transportation and Highway Improvement Act, R.S.O. 1970, Chap. 201
S.O. 1971, Chap. 61
S.O. 1973, Chap. 20; Chap. 67

Further Information:

Director, Municipal Transportation Branch
Ministry of Transportation and Communications
Downsview, Ontario M3M 1J8

Phone: (416) 248-3621

1.5 STATUTE LABOUR BOARDS AND GROUPS - TERRITORY WITHOUT MUNICIPAL ORGANIZATION

Assistance Towards:

The cost of work performed on local roads in unincorporated areas other than those in which local roads boards have been formed.

Eligible Recipients

Statute Labour Boards and Groups in territory without municipal organization

Conditions and Procedures:

A Statute Labour Board must have been elected under provisions of the Statute Labour Act or where there are not the requisite number of landholders, a group may appoint an agent and make application for aid to the Ministry of Transportation and Communications.

Basis of Assistance:

An amount equal to the Group's contribution or to the value of acceptable statute labour work on roads and up to 100 percent of the total cost for bridges and culverts.

Reference:

The Statute Labour Act, R.S.O. 1970
Chap. 445

The Public Transportation and Highway Improvement Act. R.S.O. 1970,
Chap. 201
S.O. 1971, Chap. 61
S.O. 1973, Chap. 210; Chap. 67

Further Information:

Director, Municipal Transportation
Branch
Ministry of Transportation and
Communications
Downsview, Ontario M3M 1J8

Phone (416) 248-3621

1.6 ROADS, BRIDGES AND CULVERTS

Assistance Towards:

The construction and maintenance of roads, bridges and culverts.

Eligible Recipients:

Regional, District and Metropolitan Municipalities
Counties
Townships
Improvement Districts
Villages
Towns
Cities and separate towns
Indian Reserves

Conditions and Procedures:

- a) The Minister will annually advise the eligible recipients of the moneys allocated for road improvements for that year and on request may make supplementary allocation.
- b) Work on which a claim is being made must be included in a detailed statement covering annual estimated expenditures on roads for the calendar year (due March 31st) or in a supplementary statement and be approved by the Minister of Transportation and Communications.
- c) Municipalities shall make annually, and may with the consent of the Minister at any time during the progress of road construction and maintenance, submit to the Minister:
 - 1) a detailed statement of receipts and expenditures in the the form prescribed by the Minister;
 - 2) a declaration of the road superintendent that the statement of receipts and expenditures is correct and the work has been done in accordance with the requirements of the Minister;

- 3) a declaration of the treasurer that the statement is correct; and
- 4) petition for the payment of the subsidy, authorized by resolution of council (or, in the case of county, an interim statement by resolution of the road committee).

- d) Cities or separated towns must contribute toward construction and maintenance of suburban roads to be eligible for grants.

Basis of Assistance:

Counites

50% of road and bridge construction and maintenance;
up to 80% of road and bridge construction and maintenance if the Minister of Transportation and Communications regards the needs and financial capability of the municipality merit it.

Townships, Improvement Districts and Indian Reserves.

50% of road construction and maintenance under ordinary conditions;
80% of bridge and culvert construction and maintenance under ordinary conditions; up to 80% of road construction and maintenance if the Minister of Transportation and Communications regards the economic conditions merit it.
up to 100% of bridge and culvert construction and maintenance if the Minister of Transportation and Communications regards the economic conditions merit it.

Non-Separated Towns or Villages

50% of road construction and maintenance.
up to 80% for bridges and culverts construction and maintenance if the Minister of Transportation and Communications regards the needs and

1.7 SIDEWALKS ON KING'S HIGHWAY OR COUNTY ROAD - (MTC SUBSIDY)

Administered by:

Ministry of Transportation and
Communications

Assistance towards:

Construction of sidewalks on the
King's Highway or a County Road.

Eligible Recipients:

Townships

Conditions and Procedures:

- a) The authority of the Minister of
Transportation and Communications
to construct the sidewalk must
be obtained.
- b) Upon completion of the work the
township must apply to the
Minister for payment.

Basis of Assistance:

A maximum of 50% of the cost of
the work.

Reference:

The Public Transportation and
Highway Improvement Act.

Further Information:

Director
Municipal Transportation Branch
Ministry of Transportation and
Communications

Phone: (416) 248-3621

Roads, Bridges and Culverts (cont'd)

financial capability of the municipality merit it.

Cities or Separated Towns

50% of road, bridge and culvert construction and maintenance.

Regions, Metro Toronto and District of Muskoka

50% of road and bridge construction and maintenance.

up to 80% of road and bridge construction and maintenance if the Minister of Transportation and Communications regards the needs and financial capability of the municipality merit it.

References:

The Public Transportation and Highway Improvement Act, R.S.O. 1970, Chap. 201

The Municipality of Metropolitan Toronto Act,

R.S.O. 1970, Chap. 295

S.O. 1971, Chap. 7 and 80

Further Information

Director, Municipal Transportation Branch

Ministry of Transportation and Communications

Downsview, Ontario M3M 1J8

Phone: (416) 248-3621

1.8 SUBURBAN ROADS

Assistance towards:

Expenditures on suburban roads and bridges.

Eligible Recipients

Counties

Conditions and Procedures:

- a) A suburban roads commission must be appointed.
- b) An appropriation must be made to the suburban roads commission by the county council.

Basis of Assistance:

50% of road and bridge construction and maintenance
up to 80% of road and bridge construction and maintenance if the Minister of Transportation and Communication regards the needs and financial capability of the municipality merits it.

Reference:

The Public Transportation and Highway Improvement Act, R.S.O. 1970 Chap. 201.

Further Information:

Director,
Municipal Transportation Branch
Ministry of Transportation
and Communications
Downsview, Ontario M3M 1J8

Phone: (416) 248-3621

1.9 UNINCORPORATED AREAS - ROADS - (MTC SUBSIDY)

Administered by:

Ministry of Transportation and
Communications

Assistance towards:

Construction, maintenance and re-
pairs of roads and bridges in the
unincorporated areas of the province.

Eligible Recipients:

Local Roads Boards, Statute Labour
Boards, Indian Reserves, Groups and
Individuals.

Conditions and Procedures:

Expenditures proposed in line with
an agreement or program must be
arranged and supervised by the
Ministry. An exception would be
the local share of a Statute Labour
Board.

Basis of Assistance:

Local Roads Boards Roads 66 2/3%
Statute Labour Board Roads 50%
Indian Reserves Roads 50% Bridges 80%
Groups and Individuals Roads and
Bridges 50%
Bridges and Major Hazards up to
100%

Reference:

The Public Transportation and High-
way Improvement Act

Further Information:

Director,
Municipal Transportation Branch
Ministry of Transportation and
Communications

Phone: (416) 248-3621

See Section 5: Research and Advisory
Assistance for a complete list of
the District Offices involved with
this program.

2.1 RAILWAY GRADE CROSSING FUND

Administered by:

Canadian Transport Commission

Assistance towards:

The construction costs incurred in making highway railway crossings safe and convenient for public use.

Eligible Recipients:

Railway Authorities
Highway Authorities
Municipalities
Utility Companies

Conditions and Procedures:

The federal government pays from the Railway Grade Crossing Funds a share of the construction costs of projects to increase the safety of railway/highway crossings. Projects eligible or cost sharing include:

1. Construction of a grade separation that eliminates an existing level crossing;
2. Reconstruction of an inadequate grade separation;
3. Installing protection at an existing level crossing;
4. Placing revolving lights on locomotives;
5. Placing reflective markings on railway cars
6. Highway and Railway diversions (railways may apply for this to eliminate one or more dangerous crossings)
7. Improving approaches and/or views at existing crossings.

Basis for Assistance:

Federal contributions are paid to whichever body undertakes to carry out the project. The part of the

costs not paid for by the federal government is shared in most cases by the highway authority (usually a Province or urban Municipality) and the railway concerned. The provincial or municipal share in the costs varies considerably according to the type and location of the project, but averages about 25 per cent. The formula for apportionment of costs is:

1. In the case of a railway crossing at grade level, the aggregate of
 - i) the lesser of 80% of the cost of the work or \$1 million dollars, exclusive of the cost of any relocation of a public utility plant that is part of the work
 - ii) 80% of the cost of any relocation of a public utility plant that is part of the work.
2. In the case of railway diversion:
 - railways may apply for up to 80% of costs to eliminate one or more dangerous crossing.
3. In the case of a reconstruction or improvement of a grade separation the aggregate of
 - (i) the lesser of 50% of the cost of the work or \$625,000 dollars exclusive of the cost of any relocation of a public utility plant that is part of the work.
 - (ii) 50% of the cost of any relocation of a public utility plant that is part of the work.
4. In the case of placing reflective markings on the sides of railway cars or of placing revolving lights on locomotives.

Railway Grade Crossing Fund (cont'd)

5. When a highway project involves the construction of a grade operation crossing and the closing of an existing railway crossing at rail level, the grade separation crossing can be considered as work for the protection, safety and convenience of the public in respect of that existing railway crossing.

Reference:

Railway Act, National Transportation Act.

Further Information:

Director of Engineering
Railway Transport Committee
Canadian Transport Commission
275 Slater Street
Ottawa, Ontario K1A 0N9

Phone: (613) 996-4674

2.2 RAILWAY RELOCATION AND REROUTING

Administered By:

Canadian Transport Commission,
Ministry of State for Urban Affairs
Ministry of Transport

Assistance Towards:

The rerouting or relocation of
railways to allow for improvements
in urban areas.

Eligible Recipients:

Municipalities
Provinces

Conditions and Procedures:

A request for a contribution towards
the costs of preparing a Transporta-
tion Plan can be made to the Ministry
of Transport and towards the cost of
preparing an Urban Development Plan
to the Ministry of State for Urban
Affairs. When these plans are
completed, supported by a Financial
Plan outlining the cost and benefits
of the Transportation Plan, an
application can be made to the
Canadian Transport Commission to
issue orders to the railways to re-
route or relocate.

The Canadian Transport Commission
may recommend to the Minister of
Public Works to acquire the
necessary railway undertaking
land.

Basis of Assistance:

1. Grants of up to 50% of the
costs of preparing Urban Develop-
ment Plans and Transportation
Plans.
2. Grants of up to 50% of the net
costs of railway relocation.
3. The acquisition of railway lands
by the Federal Government, if
necessary.

References:

Railway Relocation and Crossing Act.

Further Information:

The Secretary
Railway Transport Committee
Canadian Transport Commission
Congill Building
275 Slater Street
Ottawa, Ontario
K1A 0N9

C. MUNICIPAL SERVICES

(Capital Funding Assistance)

1.1 UNCONDITIONAL PER CAPITA GRANTS - NON-REGIONAL MUNICIPALITIES

Administered by:

Ministry of Treasury and Economics
and Intergovernmental Affairs

Assistance Towards:

the cost of providing municipal services and in recognition of the larger per capita expenditures that municipalities with larger populations* are required to make on certain municipal services.

Eligible Recipients:

Cities	(unless located
Towns	(in a metro-
	(politan or
Villages	(regional
Townships	(municipality
Improvements Districts	

Conditions and Procedures:

Amounts received shall be used to reduce total municipal general requirements.

Basis of Assistance:

Each group receives a fixed payment, except municipalities under 5,000, in respect of its basic population plus a per capita payment for that portion of the population exceeding the base.

(See Table 1.)

In addition to the rate shown on the chart, each municipality receives \$10.00 per capita if it provides its own police force or is under contract with the Ontario Provincial Police Force in accordance with The Police Act.

The grants are paid in two instalments, with the following schedule of payments:

*Population for grant purposes will be determined in accordance with the regulations made under The Ontario Unconditional Grants Act, 1975.

Unconditional Grant and Time of Payment

50% of General Per Capita - late April

50% of Police Per Capita - early May

Balance Payment - all per capita grants - late August

References:

The Ontario Unconditional Grants Act 1975, S.O. 1975 as amended.

Further Information:

Intergovernmental Finance and Grants
Policy Branch,
Fiscal Policy Division,
Ministry of Treasury, Economics and
Intergovernmental Affairs,
4th Floor
Frost Bldg. South,
Toronto, Ontario
M7A 1Y7
Phone: (416) 965-3505

1.1 UNCONDITIONAL PER CAPITA GRANTS -
NON-REGIONAL MUNICIPALITIES

GENERAL PER CAPITA GRANT, 1977 SCHEDULE

<u>Population Range</u>	<u>Rate of Grant</u>
0- 5,000	\$7.00 x (Pop.)
5,001- 10,000	\$ 35,000 + \$7.40 x (Pop. over 5,000)
10,001- 15,000	\$ 72,000 + \$7.60 x (Pop. over 10,000)
15,001- 20,000	\$ 110,000 + \$7.80 x (Pop. over 15,000)
20,001- 25,000	\$ 149,000 + \$8.00 x (Pop. over 20,000)
25,001- 50,000	\$ 189,000 + \$8.20 x (Pop. over 25,000)
50,001- 75,000	\$ 394,000 + \$8.40 x (Pop. over 50,000)
75,001-100,000	\$ 604,000 + \$8.60 x (Pop. over 75,000)
100,001-200,000	\$ 819,000 + \$8.80 x (Pop. over 100,000)
200,001 or more	\$1,699,000 + \$9.00 x (Pop. over 200,000)

1.2 UNCONDITIONAL PER CAPITA GRANTS-- REGIONAL MUNICIPALITIES

Administered By:

Ministry of Treasury, Economics and
Intergovernmental Affairs.

Assistance Towards:

The cost of providing municipal
services in municipalities situated
in regions. Density grants recognize
the higher costs incurred in servicing
sparsely populated area municipal-
ities in regions.

Eligible Recipients:

All Regional Municipalities - to be
shared with area municipalities.

Conditions and Procedures:

Payment is made to the regional municip-
ality and credited against each area
municipality's requisition for regional
municipal purposes.

Basis of Assistance:

- 1) \$10.00 per capita
- 2) \$15.00 per capita where a regional
municipality is deemed to be a
city for the purposes of The Police
Act.
- 3) \$10.00 per capita based on the pop-
ulation of each area municipality
providing its own law enforcement
by its own force or under contract
with the Ontario Provincial Police
in accordance with the Police Act.
- 4) An amount per capita based on the
density of each area municipality
as per the following schedule:

<u>Density</u>	<u>Amount per capita</u>
0.15 and under	5.00
0.16 to 0.30	4.00
0.31 to 0.45	3.00
0.46 to 0.60	2.00
0.61 to 0.75	1.00
over 0.75	NIL

Each year the regional municipality
shall credit each 'area municipality'
with the amount attained by multiply-
ing the population of the area municip-
ality by the appropriate sum per the
above. The grants are paid in two
instalments with the following schedule
of payments:

Unconditional Grants and Time of Payment

50% of General Per Capita - Late April
50% of Police Per Capita - Early May
Balance Payment - Late August
(All Per Capita Grants)

References:

The Ontario Unconditional Grants Act,
1975, S.O. 1975, as amended.

Further Information:

Intergovernmental Finance and Grants
Policy Branch,
Fiscal Policy Division,
Ministry of Treasury, Economics and
Intergovernmental Affairs ,
4th. Flr., Frost Building South,
Queens Park,
Toronto, Ontario M7A 1Y7

Phone: (416) 965-3505

1.3 LAND TITLES SURVEY FUND

Administered by:

Ministry of Consumer and Commercial Relations

Assistance towards:

Costs of an application to have land within a municipality registered under The Land Titles Act, or the costs of and incidental to an application under The Boundaries Act.

Eligible Recipients:

Any municipality

Further Information:

Director of Land Registration,
Property Rights Division,
Ministry of Consumer and
Commercial Relations,
400 University Avenue,
15th Floor
Toronto, Ontario
Phone: (416) 965-3250

Conditions and Procedures:

- 1) Municipality shall pass a by-law authorizing an application to be made in accordance with the requirements of the particular Act.
- 2) Costs to be borne by municipality, which may recover the same by levy of a special rate on all parcels of land included in the application or in the municipality.
- 3) Consent of the director of titles is required before the proper master of titles shall proceed with an application for first registration under The Land Titles Act.

Basis of Assistance:

Generally 25% of the survey costs in the case of an application under The Land Titles Act. The incidental costs of an application under The Boundaries Act may also be subsidized.

References:

The Land Titles Act. R.S.O. 1970 Chap. 234
The Land Titles Amendment Act s/o 1972 Chap. 132
The Boundaries Act. R.S.O. 1970 Chap. 48

1.4 MUNICIPAL SURVEYS

Administered by:

Ministry of Natural Resources

Assistance Towards:

A survey made for the purpose of fixing the position of a disputed or lost line, boundary or corner that is in the municipality and that has been surveyed under competent authority or under The Land Titles Act or The Registry Act.

Eligible Recipients

Municipalities

Conditions and Procedures

1. The council of a municipality or the board of trustees of an improvement district, upon its own motion, may or upon the petition of one-half of the land-owners affected shall, pass a by-law authorizing an application to the Minister to cause a survey to be made.
2. A surveyor selected by the municipality is appointed and instructed by the Minister to make the survey. Upon confirmation and subsequent registration the survey becomes an original survey within the meaning of the Surveys Act.

Basis of Assistance

Subject to negotiation

Reference

The Surveys Act. R.S.O. 1970 Chap. 453 Part VIII.

Further Information

Surveys and Mapping Branch,
Ministry of Natural Resources,
Whitney Block,
Queen's Park,
Toronto, Ontario

Phone: (416) 965-6225

1.5 SHORELINE PROPERTIES

Administered BY:

Ministry of Treasury, Economics and Intergovernmental Affairs.

Assistance Towards:

The acquisition of any property adjacent to a shoreline.

Eligible Recipients:

Any person through the agency of the Municipality.

Conditions and Procedures:

The municipality must pass a borrowing by-law and have it approved in accordance with Sections 64 and 65 of the Ontario Municipal Board Act.

Municipalities within regional municipalities must also submit the by-law to the regional municipality.

Property owners wishing loan assistance must make application to the municipality.

Basis of Assistance:

Loans at the rate of 8% per annum with a term of 20 years. The maximum loan available in respect to any individual property is:

- i) in respect of building repairs , 90% of the cost of such works or \$150. per shoreline foot, whichever is the lesser.
- ii) in respect of protective works, 90% of the cost of such works or \$150. per shoreline foot, whichever is the lesser.

Reference:

The Shoreline Property Assistance Act, 1973

Further Information:

Subsidies Branch,
Local Government Services Division,
Ministry of Treasury, Economics and Intergovernmental Affairs,
5th. Flr., 56 Wellesley Street West,
Toronto, Ontario M7A 1Y7

Phone: (416) 965-7044

1.6 TERMITE CONTROL PROGRAM

Administered by:

Ministry of the Environment

Assistance Towards:

The treatment and pre-treatment of termites within a municipality. Advisory and educational services are also provided.

Eligible Recipients:

1. Individuals within a municipality which has entered into an agreement with the Ministry of the Environment.
2. Residents within a municipality which is not participating in our program may enter into an agreement on an individual basis.

Conditions and Procedures:

Applications and tender forms are submitted to the municipality. If accepted they are then directed to the Ministry of the Environment.

Basis of Assistance:

Treatment

60% of the costs for treatment of termites in residential properties up to a maximum of \$2,000, whichever is the lesser.

Pre-treatment

In areas identified by the Ministry to have termite problems, the Province will cover the lesser of 60% of the cost of pre-treatment or \$1,000 on residential properties.

Reference:

Pesticides Act, 1973.

Further Information:

D.W. Wilson, Supervisor,
Ministry of the Environment,
Pesticide Control Section,
1 St. Claire Ave. West, 9th Floor,
Toronto, Ontario

Phone: (416) 965-2401

2.1 MUNICIPAL WATER AND SEWAGE FACILITIES

Administered by:

Ministry of the Environment

Assistance Towards:

Construction, alteration, renovation or extension of water supply and sewage disposal facilities operated by a municipality or on behalf of an Area Municipality or any local board thereof.

Eligible Recipients:

Any municipality which has had major restructuring - including Metropolitan Toronto; Regional Municipalities; District Municipality of Muskoka; Cities of Thunder Bay and Timmins, and restructured Counties.

Conditions and Procedures

- 1) Application for assistance may be made on the preliminary enquiry as to eligibility of the project - this requires the following:
 - a) Reference to the Ministry's preliminary Certificate of Approval.
 - b) A preliminary estimate of the cost of the works including design and supervision fees and other expenditures.
 - c) An estimate of the date on which construction is likely to start and to be completed.
- 2) Only costs incurred for works put in place or paid for after April 1, 1974 are eligible.
- 3) Following approval of the application the municipality will be informed in writing of the value of the grant to be paid.
- 4) Interim and final payments are made upon submission of proof of completion of construction.

Basis of Assistance:

15% of the final certified costs of the project.

An interim payment of 10% of the final estimated costs will be paid upon request, when 50% of the contract value has been completed. Final payment is made on the basis of a certified statement of final costs less any interim payment.

The grant is paid in two instalments, one (approximately 50% of the previous year's total) in June and the remainder in October.

Reference

The Municipal Unconditional Grants Act, R.S.O. 1970, Chap. 293

The Municipal Act, R.S.O. 1970, Chap. 284

The Municipal Unconditional Grants Amendment Act 1972

The Municipal Unconditional Grants Amendment Act 1974

Further Information

Project Control Section,
Project Coordination Branch,
Ministry of the Environment,
40 St. Clair Avenue West,
Toronto, Ontario
M4W 1M1

Phone: (416) 965-1647

2.2 MUNICIPAL INFRASTRUCTURE PROGRAM

Administered by:

Central Mortgage and Housing Corporation.

Purpose:

To assist in the elimination of water and soil pollution and encourage comprehensive land use and residential development in previously undeveloped areas.

Authority:

NHA, Part VIII

Starting Date of Program

1961

Description

Federal: CMHC can make loans for sewage treatment projects or storm trunks sewer systems to any province, municipality or municipal sewerage corporation. Grants are also available to provide a higher level of grants for sewage treatment projects in municipalities where costs are unreasonably high; provide assistance for sewage treatment projects and storm sewer systems eligible for a Part VIII loan but financed elsewhere and to provide grants for the preparation of comprehensive regional plans for the development of sewage facilities.

Reference

Further details on this program may be obtained from local CMHC offices or:

CMHC

Ontario Regional Office

145 King Street West

Suite 1108

Toronto, Ontario

M5H 1J8

Phone: 361-0420

2.3 PROVINCIALY-OWNED AND MINISTRY FINANCED WATER AND SEWAGE WORKS

Administered by:
Ministry of the Environment

Assistance Towards:
The installation of water and sanitary
sewage works facilities.

Eligible Recipients
Municipalities with populations below
5,000 providing the proposed facilities
would meet Ministry standards.

Conditions and Procedures

- 1) Essentially all or the majority of
the existing built up areas must
be served.
- 2) An agreement must be executed
between the municipality and the
Minister of the Environment.
- 3) The proposed works and expenditures
must be approved by the Minister of
the Environment.

Basis of Assistance
The amount of assistance is to be
calculated as a percentage of the gross
capital cost of the facilities. The
maximum percentage available is usually
75%. The percentage of subsidy to be
made available is determined on certain
standards which take into account pop-
ulation, servicing cost and other
factors, in an attempt to keep the
annual typical home charges at or about
\$110. for water, and \$130. for sewage
services.

Further Information
Project Coordination Branch
Ministry of the Environment
40 St. Clair Avenue West, 5th Floor
Toronto, Ontario
M4V 1P5
Phone: (416) 965-7062

2.4 PROVINCIALY-OWNED WATER AND SEWAGE WORKS FOR AREAS

Assistance Towards:

The installation of major water and sanitary sewage works facilities which are intended to serve an area.

Eligible Recipients:

Two or more municipalities.

Conditions and Procedures

- 1) Two or more municipalities must be involved with existing built-up areas.
- 2) The works, expenditure and related Provincial programme must be approved by the Minister of the Environment.
- 3) The grant is subject to approval at the time of application.
- 4) A public hearing must be held by the Ministry's Environmental Hearing Board.
- 5) An agreement must be executed between the municipalities and the Ministry of the Environment.

Basis of Assistance

15% of the gross capital costs.

Reference

Announcement made October, 1969

Further Information

Project Co-ordination Branch
Ministry of the Environment
40 St. Clair Avenue West
Toronto, Ontario M4V 1P5
Phone (416) 965-7062

2.5 SEWERAGE PROJECT ASSISTANCE

Administered By:

Central Mortgage and Housing Corporation.

Assistance Towards:

The construction or expansion of facilities for treatment and disposal of sanitary sewage; the construction of sanitary trunk collector sewers; the construction of storm sewers which encourage comprehensive land use and residential development in previously undeveloped areas; development of regional sewerage plans.

Eligible Recipients:

Provinces
Municipalities
Municipal Sewerage Corporations

Conditions and Procedures:

1. The CMHC local office should be contacted for the appropriate application forms as well as the application procedure.
2. Applications for grants for regional sewage plans require submissions indicating the terms of reference of the proposed study, how it will facilitate orderly and comprehensive development of sewerage facilities in the municipalities and how it relates to the official regional plan.

Basis of Assistance:

1. In the case of the establishment or expansion of a sewage treatment project or the construction of a trunk project or the construction of a trunk storm sewer where no loan has been made by CMHC, the grant may not exceed 25% of the amount of the maximum loan that could have been made by CMHC in respect of the sewage treatment project or trunk storm sewer system.

2. When the cost of a sewage treatment project imposes an excessive per capita burden on taxpayers, as determined by CMHC, then CMHC may make a grant in an amount not exceeding the lesser of 50% of the eligible capital costs of the project or, 50% of the portion of the aggregate of previous and present project eligible capital costs exceeding \$250 per capita.

For the purposes of establishing per capita costs, the population will be determined by which ever is the larger; the total population of the municipality of municipalities in respect of which the project is being undertaken or the total population that could be served by the project operating at design capacity.

3. In the case of Regional Sewerage Plans, a grant may be made to a province or municipality not exceeding one-half the cost of the preparation of a regional Sewerage Plan.

Reference

Part VIII of the National Housing Act

Further Information

Central Mortgage & Housing Corporation
Ontario Regional Office
145 King Street West
Suite 1108
Toronto, Ontario
M5H 1S8

Phone: (416) 361-0420

D. FINANCIAL/TAX ASSISTANCE TO
MUNICIPALITIES

1. CONDITIONAL GRANTS

Administered by:

Ministry of Treasury, Economics and Intergovernmental Affairs

A. RESOURCE EQUALIZATION GRANT

PURPOSE:

The Resource Equalization Grant is designed to reinforce the fiscal capacity of municipalities with below average tax bases, and thereby to increase their ability to upgrade local servicing.

ELIGIBLE RECIPIENTS:

All lower-tier municipalities.

CONDITIONS AND PROCEDURES:

The Resource Equalization Grant provides to each lower-tier municipality whose equalized assessment for 1976 is below \$10,650 per capita, an amount based on the proportion that 60 per cent of such deficiency of equalized assessment per capita bears to \$10,650 as applied to the net levy of the lower-tier municipality. The maximum grant rate is 25 per cent of the 1976 net general dollar levy. (For former designated mining municipalities, unduly constrained by this limit, the maximum will be increased to include 15 per cent of their 1972 formula mining revenue payment.)

Net general dollar levy for the purposes of the REG means the combined lower and upper-tier municipality 1976 tax requirements, adjusted for changes in surplus position and excluding school boards.

B. SUPPORT GRANTS

Assistance towards the financing of municipal services.

CONDITIONS AND PROCEDURES:

- a) General Support Grant: Provides an amount equal to 6 per cent of 1976 net general dollar levies to all municipalities, both upper

and lower-tier. Net general dollar levy for the purposes of support grants means a municipality's own-account 1976 tax requirements.

- b) Special Support Grant: Provides an amount equal to 18 per cent of 1976 general dollar levies to all municipalities situated in the northern part of Ontario in recognition of the generally higher costs of municipal goods and services in such areas.
- c) Special Support Grant: Provides an amount equal to 9 percent of 1976 net general dollar levies to all municipalities situated in the District of Parry Sound and to the Township of Chisholm and the Improvement District of Cameron.

ADDITIONAL INFORMATION:

The 1977 Municipal Grants Population, published in Table 1, is determined as follows:

- the 1976 population, excluding population living on a military base, as determined under Sections 23 and 23(a) of The Assessment Act; plus
- a deemed temporary population equal to one-third the number by which the above population falls below the product of 2.5 times the number of non-military households in 1976; plus
- the residents of military bases which are not designed as self-contained; plus
- one-third of the residents of a self-contained military base. (Self-contained bases are those designated by the Department of National Defence, which at present are the bases in Essa Township, Opatatika Improvement District, Petawawa Township, Petawawa Village, Pittsburgh Township, Sidney Township, Tosorontio Township, and the Town of Valley East.)

TABLE 1

General Per Capita Grant, 1977 Schedule

Population Range	Rate of Grant
0- 5,000	$\$7.00 \times (\text{Pop.})$
5,001- 10,000	$\$ 35,000 + \$7.40 \times (\text{Pop. over } 5,000)$
10,001- 15,000	$\$ 72,000 + \$7.60 \times (\text{Pop. over } 10,000)$
15,001- 20,000	$\$ 110,000 + \$7.80 \times (\text{Pop. over } 15,000)$
20,001- 25,000	$\$ 149,000 + \$8.00 \times (\text{Pop. over } 20,000)$
25,001- 50,000	$\$ 189,000 + \$8.20 \times (\text{Pop. over } 25,000)$
50,001- 75,000	$\$ 394,000 + \$8.40 \times (\text{Pop. over } 50,000)$
75,001-100,000	$\$ 604,000 + \$8.60 \times (\text{Pop. over } 75,000)$
100,001-200,000	$\$ 819,000 + \$8.80 \times (\text{Pop. over } 100,000)$
200,001 or more	$\$1,699,000 + \$9.00 \times (\text{Pop. over } 200,000)$
Regions	$\$10.00$

FURTHER INFORMATION:

Intergovernmental Finance and Grants
Policy Branch,
Ministry of Treasure, Economics,
and Intergovernmental Affairs,
4th Floor, Frost Building South,
Queen's Park,
Toronto, Ontario M7A 1Y7

Phone: (416) 965-3505

or Regional Offices

2. MUNICIPAL TAX ASSISTANCE - LOCAL IMPROVEMENT, DRAINAGE ASSESSMENTS AND WATER, SEWAGE AND GARBAGE RATES

ADMINISTERED BY:

Ministry of Treasury, Economics and
Intergovernmental Affairs

ASSISTANCE TOWARDS:

Payment of local improvement and
drainage assessments.

ELIGIBLE RECIPIENTS:

Cities
Towns
Villages
Townships
Improvement Districts

CONDITIONS AND PROCEDURES:

The property on which the payment is
made must be provincially owned, but
not including properties owned or
held in trust by the Ontario Hydro.

BASIS OF ASSISTANCE:

Special assessments made under the
Local Improvement Act, The Drainage
Act and sections 354(1)(78) and 362
of The Municipal Act.

REFERENCE

The Municipal Tax Assistance Act,
R.S.O. 1970, Chap. 292

FURTHER INFORMATION

Subsidies Branch
Local Government Service Division,
Ministry of Treasury, Economics and
Intergovernmental Affairs,
5th Floor, 56 Wellesley Street West,
Toronto, Ontario M7A 1Y7
Phone: (416)965-2428

See Regional Offices Section

3. PROVINCIAL PARKS-MUNICIPAL TAX ASSISTANCE

ADMINISTERED BY:

Ministry of Treasury, Economics
and Intergovernmental Affairs

ASSISTANCE TOWARDS:

Compensation for municipal tax
revenue loss involved in provincial
parkland ownership.

ELIGIBLE RECIPIENTS:

All municipalities.

CONDITIONS AND PROCEDURES:

The municipality must contain all or
part of a provincial park within its
boundaries. A provincial park in
this context, means a provincial park,
and parks operated under The Niagara
Parks Act, The St. Clair Parkway
Commission Act, 1966; or the St.
Lawrence Parks Commission Act, a
wilderness area, a historical park.

BASIS OF ASSISTANCE :

- 1) The greater of \$5.00 per acre for
each of the first 100 acres of
the park, and \$2.00 for each
acre in excess of 100 acres to a
maximum of 10,000 acres, or
- 2) \$100.00
Municipalities whose jurisdiction
includes any part of The Niagara
Escarpment Planning Area, or The
Parkway Belt Planning Area as
defined by the respective acts,
are eligible for such payments.

REFERENCE :

The Provincial Parks Municipal Tax
Assistance Act, 1974.

FURTHER INFORMATION :

Subsidies Branch
Local Government Services Division
Ministry of Treasury, Economics and
Intergovernmental Affairs
5th Floor, 56 Wellesley Street West
Toronto, Ontario M7A 1Y7
Phone:(416)965-2428

See Regional Offices Section

4A PAYMENTS-IN-LIEU - BUSINESS TAX

ADMINISTERED BY:

Ministry of Treasury, Economics and
Intergovernmental Affairs

ASSISTANCE TOWARDS:

Payment in lieu of business taxes.

ELIGIBLE RECIPIENTS:

Cities
Towns
Villages
Townships
Improvement Districts

CONDITIONS AND PROCEDURES:

There must be situate within the municipality land which is occupied or used by the Crown in right of Ontario or any Crown agency for the purpose or in connection with any business. The legislative, executive, and administrative activities of the Government of Ontario shall not be deemed to be the carrying on of a business.

BASIS OF ASSISTANCE:

An amount may be paid equal to what would have been produced if that part of the commercial mill rate which is levied for general municipal purposes were applied against the business assessment as determined by the Ministry of Revenue for the previous year.

REFERENCE:

The Municipal Tax Assistance Act,
R.S.O. 1970, Chap. 292

FURTHER INFORMATION:

Subsidies Branch,
Local Government Services Division,
Ministry of Treasury, Economics and
Intergovernmental Affairs,
5th Floor, 56 Wellesley Street West,
Toronto, Ontario M7A 1Y7
Phone: (416) 965-2428

See Regional Offices Section

4B PAYMENTS-IN- LIEU - REAL PROPERTY

ADMINISTERED BY :

Ministry of Treasury, Economics and
Intergovernmental Affairs

ASSISTANCE TOWARDS :

Payments in lieu of real property
tax.

ELIGIBLE RECIPIENTS:

Cities
Towns
Villages
Townships
Improvement Districts

CONDITIONS AND PROCEDURES:

There must be situate within the
municipality provincial property not
occupied by a Crown Agency (the excep-
tions set out in Section 3(6) of The
Municipal Tax Assistance Act should be
noted).

BASIS OF ASSISTANCE :

An amount may be paid equal to what
would have been produced if the com-
mercial mill rate levied for general
municipal purposes had been applied
to the real property assessment as
determined by the Ministry of
Revenue in the previous year.

REFERENCE :

The Municipal Tax Assistance Act,
R.S.O. 1970, Chap. 292

FURTHER INFORMATION :

Subsidies Branch
Local Government Services Division
Ministry of Treasury, Economics and
Intergovernmental Affairs
5th Floor, 56 Wellesley Street West
Toronto, Ontario M7A 1Y7
Phone: (416)965-2428

5. MUNICIPAL AND SCHOOL TAX CREDITS

ADMINISTERED BY:

Ministry of Treasury, Economics and
Intergovernmental Affairs

ASSISTANCE TOWARDS:

The recovery of municipal and school
tax credits or refunds granted in
respect to real property owned or
occupied by persons 65 years of age
or over.

ELIGIBLE RECIPIENTS:

Municipalities
School boards in unorganized territory.

CONDITIONS AND PROCEDURES:

The procedures for claiming provincial
reimbursement for the credits and
refunds allowed are set out in detail in
a Memorandum obtainable from the Ministry
of Treasury, Economics and Intergovern-
mental Affairs.

In summary the municipality or school
board, after formally adopting the
provisions of the Act and upon granting
tax credits or refunds, is required to
arrange for the registration of the
Province's interest by Notice of Lien
against the property in respect of
which a tax credit or refund has been
allowed.

The municipal treasurer is then required
to complete a "Record of Tax Credits
Allowed" (copies obtainable from the
Ministry) which includes a claim for
reimbursement. In due course this
form, together with such other documents
as a "Summary of Tax Credits Allowed",
a certified copy of the Notice of Lien
and a "Certificate of Allowance" must
be submitted to the Ministry.

BASIS OF ASSISTANCE:

Reimbursement by the Province of 100%
of the amount of credits and refunds
allowed each year, provided that

- a) no credit or refund exceeds the
lesser of \$150 or one-half of
the municipal and school taxes

imposed in respect of the eligible
property,

- b) no credit or refund is allowed to
any person in respect of more
than one such property in any
one year.

REFERENCE:

The Municipal and School Tax Credit
Assistance Act, R.S.O. 1970, Chap. 285
Ministry of Treasury, Economics and
Intergovernmental Affairs Memorandum

FURTHER INFORMATION:

Subsidies Branch,
Local Government Services Division,
Ministry of Treasury, Economics and
Intergovernmental Affairs,
5th Floor, 56 Wellesley Street West,
Toronto, Ontario M7A 1Y7
Phone: (416)965-7499

See Regional Offices Section

6. PURCHASE OF DEBENTURES

The Province provides an auxillary financial assistance for municipalities by purchasing their debentures (under certain circumstances) as described below:

6A ONTARIO EDUCATION CAPITAL AID CORPORATION

ASSISTANCE TOWARDS:

Purchasing from school boards and municipalities debentures issued by them for school undertakings.

ELIGIBLE BORROWERS:

Any school board or municipality that is authorized to issue debentures for school undertakings.

CONDITIONS AND PROCEDURES:

- 1) All debentures must have been approved by the Ontario Municipal Board.
- 2) The amount to be borrowed from the Corporation on an undertaking may not exceed that portion of the cost authorized by the Ontario Municipal Board to be debentured and that has not been so financed by the proceeds of a sale of debentures.
- 3) Term of loan will be determined by the borrower but may not exceed the term approved by the Ontario Municipal Board.

RATES OF INTEREST:

Are subject to market conditions but should be below the rate at which the borrower could borrow in the public market.

FURTHER INFORMATION:

Municipal Finance Branch
5th Floor, Frost Building South
Queen's Park
Toronto, Ontario M7A 1Y7
Phone: (416)965-2451

See Regional Offices Section

6B ONTARIO MUNICIPAL IMPROVEMENT CORPORATION

ASSISTANCE TOWARDS :

Purchasing from Ontario municipalities debentures covering municipal undertakings.

CONDITIONS AND PROCEDURES:

- 1) For municipalities with populations under 20,000, the Corporation will purchase debentures issued by them for any municipal purpose.
- 2) For municipalities of over 20,000 the Corporation's purchases are limited to the following issues:
 - a) waterworks and water supply distribution systems
 - b) sewage works, treatment works, sewer systems or sewers as defined in section 362 of The Municipal Act,
 - c) plants and works for the incineration of garbage refuse and waste,
 - d) drainage works under The Drainage Act.
- 3) For municipalities over 100,000 population the corporation will purchase debentures for the erection or alteration of stadia.
- 4) The amount to be borrowed from the Corporation on an undertaking may not exceed that portion of the cost authorized by the Ontario Municipal Board to be debentured and that has not been so financed by the proceeds of a sale of debentures.
- 5) Term of the loan in years is as determined by the municipality, but may not exceed the term approved by the Ontario Municipal Board.

RATES OF INTEREST:

- 1) The Corporation intends, wherever possible, to purchase debentures at par.
- 2) For a municipality having population under 20,000 rate of interest will be comparable to that being paid by larger Ontario municipalities.
- 3) For municipalities of over 20,000 the Corporation is a "lender of last resort" for the purposes listed in (2) of Conditions and Procedures. The rate, therefore, will be somewhat higher than that being paid by larger Ontario municipalities with good credit ratings.
- 4) Loans for the erection or alteration of stadia, the rate of interest will be determined at the time application for the loan is received.

FURTHER INFORMATION:

Municipal Finance Branch
5th Floor, Frost Building South
Queen's Park
Toronto, Ontario M7A 1Y7
Phone: (416)965-2451

See Regional Offices Section

N.B.: Because of the complexity of processing debentures and the possible need for interim financing, it is strongly advised that municipalities contemplating the use of the above corporations contact the Municipal Finance Branch well in advance of the need for the financing for the complete details on procedures and terms.

7. SPECIAL EMERGENCY

ADMINISTERED BY:

Ministry of Treasury, Economics and
Intergovernmental Affairs

ASSISTANCE TOWARDS:

Costs of works of an emergency nature
caused by flooding and erosion (dyke
and road repair, pumping) due to high
water levels in the Great Lakes.

ELIGIBLE RECIPIENTS:

Any municipality bordering on the
Great Lakes.

CONDITIONS AND PROCEDURES:

- a) Works must be those for which
municipality is directly respon-
sible in order to maintain
adequate level of service.
- b) Notification of participation of
each emergency situation must be
forwarded to the Ministry.
- c) Final eligible costs subject to
Ministerial criteria.
- d) Upon approval of the notification
of participation, the province
will forward funds equal to 60%
of total estimated eligible amount.

BASIS OF ASSISTANCE:

80% of the eligible costs of the works -
less any other provincial grant contri-
butions made or to be made in connection
with such works.

FURTHER INFORMATION:

Subsidies Branch,
Local Government Services Division,
Ministry of Treasury, Economics and
Intergovernmental Affairs,
5th Floor, 56 Wellesley Street West,
Toronto, Ontario M7A 1Y7
Phone: (416)965-7499

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HUMAN SERVICES PROGRAMS

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and Municipalities for His-
toric Sites
2. Public Libraries - Operating
Costs
3. Ontario Heritage Foundation
4. Citizen Participation Program
5. Canada Works Program
6. Canada Manpower Training
Program
7. Involvement in Municipal
Administration (Training
Program)

1.1 COMMUNITY RECREATION CENTRES

Administered by:

Ministry of Culture and Recreation

Assistance Towards:

The erection, alteration, extension acquisition by the purchase, lease or otherwise, or the renovation of a community recreation centre.

Community recreation centres include:

- 1) Community Hall
- 2) Outdoor playing field for multiple activities
- 3) Regulation size tennis courts and amenities as approved by the Minister
- 4) Indoor and outdoor swimming pool
- 5) Snow skiing facility (not cross country ski trails)
- 6) Outdoor or indoor skating arena suitable for use by the community public
- 7) Fun fitness trails and facilities
- 8) Gymnasium
- 9) Cultural centre - to include an auditorium, art gallery, facilities for performance of visual and creative arts

Eligible Recipients

Any municipality (or group of municipalities).

Boards with jurisdiction in territory without municipal organization (e.g. Boards of Education, Council of an Indian Band).

(Boards of Education in organized areas will only be eligible for assistance after April 1, 1975 to Centres previously established.)

Conditions and Procedures

- 1) Municipality of board must pass a by-law providing for the establishment, maintenance and operation of

one or more community recreation centres.

- 2) Property must be owned, leased, or controlled by agreement subject to Minister's approval.
- 3) Ministerial approval of the project must be obtained before its commencement (if buildings involved, plans, specifications prepared by architect or professional engineer required).
- 4) Application for grant must be accompanied by statement of estimated cost, stage of completion, and copy of the by-law or resolution providing for the establishment of the community recreation centre.
- 5) Application for payment of a capital grant shall be made to the Minister within 3 years after the expenditure of the amounts applied for.
- 6) A municipality may appoint annually a committee of management consisting of at least three members. If there are five or more members at least two must be members of council. All members must be eligible for council.
- 7) The assistance to Indian Boards and localities without municipal organization is on such terms as the Minister determines.

Basis of Assistance

25% up to \$75,000 per facility, whichever is lesser of approved costs. Where there is an agreement for the joint establishment of a community recreation centre each municipality is eligible for the above proportion of its contribution.

The Minister may approve payments of up to 50% or \$150,000 on a building project which would place an undue financial burden on a municipality.

Special Assistance

Where an applicant provides facilities for handicapped persons that go beyond

Community Recreation Centres (cont'd)

the requirements of the Building Code Act, 1974, a special grant equal to the additional cost of the special facilities may be available.

Reference:

Community Recreation Centres Act,
1974
O. Reg. 236/75

Further Information:

Executive Officer
Community Centres
Capital Support Unit
Arts Support Division
Ministry of Culture & Recreation
77 Bloor Street West
6th Floor
Toronto, Ontario
Phone: (416) 965-5399

1.2 CAPITAL GRANTS FOR CULTURAL FACILITIES

Administered by:

Ministry of Culture & Recreation
Regional Field Services Branch

Assistance Towards:

The construction or renovation of facilities to be used for the performing or visual arts, or the cost of the design fees or feasibility studies for the provision of such facilities.

Eligible Recipients:

Non-profit art organizations
Municipalities

Conditions and Procedures:

Application is made to the Minister of Culture and Recreation, through the Regional Field Office, by the submission of a brief outlining the proposed facility, a cost analysis and an indication of other funding assistance to be provided.

Basis of Assistance:

Guidelines for assistance are available through the Regional field offices.

At present the proportion is dependent upon other local support, geographic location, etc.

Reference:

Community Recreation Centres Act, 1974

Further Information:

Regional Field Services Branch
Ministry of Culture & Recreation
6th Floor, 77 Bloor Street West
Toronto, Ontario
Phone: (416) 965-0617

1.3 MUSEUMS - DEVELOPMENT

*Applies only to Museums that are presently receiving the Annual Maintenance Grants.

Administered by:

The Heritage Administration Branch,
Ministry of Culture & Recreation.

Assistance towards:

The acquisition, construction, alteration or extension of buildings, and the construction and development of a display program for existing museums.

Eligible Recipients

1. A non-profit corporation having its head office in Ontario, whose primary objectives are the collection, exhibition and preservation of property of historical and architectural value;
2. A board of management appointed by a municipality to operate a museum;
3. A public library board that operates a museum under The Public Libraries Act;
4. A Council of a board as defined in the Indian Act (Canada) that operates a museum; and
5. A conservation authority established by or under The Conservation Authorities Act that operates a museum.

Conditions and Procedures:

A qualified applicant that:

- a) operates a museum that is open to the public for at least 360 or more hours, and sixty or more days of the year;
- b) does not receive money for the operation of the museum from any other provincial agency; and

c) owns, maintains and displays a collection of artifacts in a building or structure;

d) may make an application to the Minister accompanied by detailed plans for the project and any other information as required by the Minister.

e) have the plans approved by Minister prior to the commencement of any work on the project.

Basis of Assistance:

The lesser of

- a) \$5,000 or
- b) 50% of the approved project

Reference:

Ministry of Culture and Recreation,
O. Reg. 709/75, R.R.O. 1975

Further Information:

Mr. R.B. Apted
Director, Heritage Administration
Branch
Ministry of Culture and Recreation
77 Bloor Street West, 7th Floor
Toronto, Ontario
Phone (416) 965-4021

1.4 MUSEUMS - ESTABLISHMENT

Administered by:

Heritage Administration Branch,
Ministry of Culture and Recreation

Assistance towards:

Cost of land, or construction or acquisition or alteration or renovation of buildings, architect fees, land surveys and soil tests, as well as equipment furnishings and displays including installation, with respect to a new museum.

Eligible Recipients:

- 1) Municipal Museum Board of Management
- 2) Public Library Board
- 3) Conservation Authority
- 4) Council of an Indian Band
- 5) Non-profit Corporation

(See "Museum-development" for clarification)

Conditions and Procedures

A qualified applicant that:

- a) establishes a museum that it operates and is first open to the public on or after the 1st day of January, 1973
- b) owns, maintains and displays a collection of artifacts in a building or structure
- c) may make application in writing to the Minister
- d) Grant is payable when the Minister is satisfied that the museum is open to public and operating on a regular basis

Basis of Assistance:

The lesser of:

a) 5,000

b) 50% of the excess of establishment costs over the sum received for the establishment of the museum from other provincial or federal agencies.

Reference:

Ministry of Culture and Recreation
O. Reg. 709/75 R.R.O. 1975

Further Information:

Mr. R.B. Apted
Director, Heritage Administration Branch
Ministry of Culture and Recreation
77 Bloor Street West, 7th Floor
Toronto, Ontario
Phone (416) 965-4021

1.5 PARKS ASSISTANCE PROGRAM

Administered by:

Ministry of Natural Resources

Assistance Towards:

The Acquisition and development of Parkland providing overnight tent and trailer camping facilities, or for the development of a natural beach for recreational purposes.

Eligible Recipients:

Municipalities, and School Boards and Indian Boards in unorganized territories.

Conditions and Procedures:

1. The proposed park must be economically self-sufficient, i.e. proponent must reinvest resources into the operation of the park.
2. If a fee is charged for camping, it must be no less than that charged in Provincial Parks. (must pass by-law to cover this).
3. Submit proposal to the Division of Parks, Ministry of Natural Resources.

Basis of Assistance:

Grants up to \$100,000 are available on a 50:50 basis. Of the \$100,000 a maximum of \$25,000 is permitted for land acquisition.

Reference:

Parks Assistance Act.

Further Information

Mr. Harry Christian
Administrator, Parks Extension
Division of Parks
Ministry of Natural Resources
Room 3321, Whitney Block,
Queen's Park
Toronto, Ontario M7A 1X5
Phone: (416) 965:6278

1.6 MARINE POLICY ASSISTANCE PROGRAM

Administered by:

The Small Craft Harbours Branch,
Department of the Environment

Assistance Towards:

The development of additional public facilities for recreational boaters and, in particular, those who might be classed as tourists. Under the policy, specified assistance may be granted to anyone who will provide new shoreward facilities for the boating public.

Eligible Recipients:

Provinces; Municipalities; Private Sector

Conditions and Procedures

The Federal Government may build breakwaters and/or perform initial dredging in the harbour public areas, provided the developer will establish onshore facilities of equal dollar value. These onshore facilities may include wharves, launching ramps, roads, fuel fresh water, electricity and telephone service, living and eating accommodation, boat repair shops, etc.

Land purchase costs cannot be considered in the balancing of accounts. On the other hand, the cost of improvements that provide a service to the boating public, such as clearing an area for dry berthing or grading or paving of an approach road, may be included.

There are no cash grants available to developers. Breakwater construction and/or dredging will be performed by the Federal Government (Dept. of Public Works). If the estimated federal government costs exceed the estimated costs of shoreward facilities, then the developer would be required to pay to the Federal Government one half of the difference before any work is performed. Adjustment would be made when actual costs are known.

A formal agreement between the developer and the Department of Environment

must be executed, specifying the work that will be done by both parties. Breakwaters will be built and dredging executed after tender call and contract award. Construction to be undertaken by the developer may be phased over a three year period. In some instances, a performance bond may be required of the developer.

Breakwaters built by the Federal Government will be of the most economical design that will adequately protect the harbour against wind and wave. If a developer requires more than the basic protection, then any extra expense must be for the developer's account. The amount, however, may be included in the total developer investment to balance the Federal Government's cost. The basic breakwater is maintained by the Federal Government, but any repairs required to the extras (e.g. promenade, emergency landing facilities on the lee side, etc.) or because of these extras, must be for the operator's account.

Title to the breakwater site must be vested in the crown, Canada and either a right-of-way or an easement to permit construction and repairs must be obtained.

Dredging will be performed by the Federal Government in the public areas only. All dredging for the construction of wharves or landing places or in the berths alongside them, must be for the developer's account. These latter are considered private areas, for while they must be open to the public they are private in so far as the collection of revenue is concerned.

Dredging is done on a one-time basis and it must be only to the depths necessary for the traffic. Maintenance of dredged depths will be subject to the operator paying one half of the cost or constructing additional acceptable facilities to the full value of the maintenance costs, in which case the Federal Government will pay the full cost of the maintenance dredging.

Marine Policy Assistance Program (cont'd)

If a private club or other enterprise plans to construct marina facilities, part of which will be available to the public without restrictions, then assistance may be provided. The extent of the assistance, however, is determined by the ratio of public to private facilities. Generally this ratio is determined by the division of wet berths. It is only the value of the public content of new shoreward facilities that may be applied against the breakwater and/or dredging costs.

All construction done by the developer must be in accordance with the navigable waters Protection Act and approval to build must be obtained from the Dept. of Transport, Ottawa.

The developer is further responsible for obtaining all building and other local permits required for any work to be undertaken by him. Any work done by the developer prior to the date of his application cannot be considered in the balancing of accounts between the Federal Government and the developer.

Procedure to be followed in seeking assistance is for the potential developer to make application in writing to the Department of Environment setting forth what he plans by way of shoreward facilities and what he feels is necessary by way of breakwater protection and dredging. Provided the proposal is considered to be within the criteria for the Marina Policy, the nearest Department of Public Works regional office will be asked to contact the applicant, review the engineering aspects and establish the cost of work to be undertaken by the Federal Government. Subject to approval of the complete application, and availability of funds for the Government portion of the expenditures, the formal agreement will be drawn up.

Basis for Assistance

Up to a total federal contribution equal to the amount agreed to be spent by the proponent.

Information Required for Assistance:

1. Company, Agency or Municipality
- promoters of project -
2. Name of Chief Executive Officer
- includes address and phone no. -
3. Address of promoter(s)
- include constituency, telephone number etc. -
4. Location of Proposed Marina
5. Economic Justification
-to be attached separately -
6. Development Plan
- to be attached separately and should include a layout plan, general description of breakwater protection and/or dredging required; detailed description of shoreward facilities together with boat capacity, costs and planned construction schedules.
7. Proof of Financial Capability
8. Long Term Plans for Expansion
-give a general description with estimated costs.-

Further Information:

Applications for assistance should be completed using the above format and two copies forwarded to:

Regional Manager
Small Craft Harbours Branch
Fisheries and Marine Service
Environment Canada
P.O. Box 344
Burlington, Ontario L7R 3Y3

Phone: (613) 995-2003

1.7 TOURIST WHARF PROGRAM

Administered By:

Department of the Environment

Assistance Towards:

The construction of wharves and launching ramps.

Eligible Recipients:

Provinces
Municipalities
Private sector

Conditions and Procedures:

The facilities are provided on a one-time-only basis.

The facilities are constructed by the Department of Public Works on behalf of the Department of the Environment.

Basis of Assistance:

Total expenditures for each wharf must not exceed a maximum of \$15,000.

Reference:

Harbours and Piers Act.

Further Information:

W.A. Reid, P.Eng.
Director
Small Crafts Harbours Branch
Fisheries & Marine Service
Department of the Environment
Fontaine Building
Ottawa, Ontario
K1A 0H3

1.8 ASSISTANCE TO CONSERVATION AUTHORITIES

Administered by:

Conservation Authorities Branch,
Ministry of Natural Resources.

The province through the Conservation Authorities Branch of the Ministry of Natural Resources pays five major types of grants to conservation authorities:

- (a) Administration
- (b) Water and Related Land Management
- (c) Conservation and Recreation Land Management, and
- (d) Special Projects and Programs.

The following explains what each type covers and shows the present grant policy.

Eligible Recipients:

Any Conservation Authority.

Conditions and Procedures:

- a) Municipal Member on Authority should present projects to Authority for adoption (where applicable)
- b) Proposed expenditures must be approved by the Minister of Natural Resources.
- c) Grants may be made by the Minister to an Authority.

Description of Programs:

1.8.1 ADMINISTRATION

Assistance Towards:

Those costs incurred by an authority which are strictly administrative in nature. Specific definitions of eligible costs are available on request.

Basis of Assistance

Province pays 50% of eligible costs.

1.8.2 WATER AND RELATED LAND MANAGEMENT

This category has been developed to

bring together all allowable water management costs. Components within this category include:

(1) Surveys and Studies

Assistance Towards:

- (a) Flood plain mapping, fill and construction line mapping, alteration to watercourse mapping, hazard land and sensitive area mapping.
- (b) Preliminary engineering including environmental assessment studies (including assessment on municipal drains), and all costs up to the point of calling tenders. (Includes all preliminary and final design, but not engineering supervision during construction as this occurs after tenders have been called.)

Basis of Assistance

Province pays 75% of eligible costs.

(2) Water Control Projects

(Including legal fees)

- A. Dams and weirs (primarily for flood control, low flood augmentation and empounded water supply).

i) Land:

Province pays 50%

ii) Final engineering and Construction, first \$30,000:

Province pays 50%

iii) Final engineering and construction, over \$30,000:

Province pays 100%

- B. Reconstruction of old dams acquired by the Authority in accordance with (A) above: Province pays 50% of eligible costs.

Assistance to Conservation Authorities (cont'd)

C. Channel Improvements:

Includes the building of diversions, dikes, the widening, straightening and dredging of an existing stream channel and related works mainly for flood and/or erosion control.

- Province pays 50% of eligible costs.

(3) River Bank Erosion Control

Assistance Towards:

- (a) On public lands, to build structures and to do such work as is in the public interest.
- (b) On private lands, with the consent (i.e. by management agreement) of the owner, to control erosion which endangers roads, bridges and public works downstream or from which other public benefits will accrue.
- (c) On lands where a danger exists to homes and other private property only and where the owner makes an appropriate contribution, as determined by the authority towards the cost of the project.

Basis of Assistance

Province pays 50% of eligible costs

(4) Valley Lands, Source Area, Water re-charge and Forest Area

Assistance Towards:

Acquisition and management

Basis of Assistance

Province pays 50% of eligible costs.

(5) Water Control Structures and Water Quality Monitoring

Assistance Towards:

Operation and maintenance (specific definitions of eligible costs are available on request).

Basis of Assistance

- (a) Province pays 75% of eligible costs of water control structures, and 50% of eligible costs of water quality monitoring.

(6) Water Quality Monitoring

Assistance Towards:

Program operation including wages, materials, equipment and travel re: water quality monitoring.

Basis of Assistance:

Province pays 50% of eligible costs.

(7) Water Management Regulations and Subdivision Review

Assistance Towards:

Administration and enforcement of water management regulations and sub-division review, including wages of enforcement officers and subdivision review staff, travel, legal and technical support costs.

Basis of Assistance

Province pays 50% of eligible costs.

(8) Conservation Services Program

Assistance Towards:

Assistance to private land owners for planting trees and other land use programs such as grassed waterway subsidies.

Basis of Assistance:

Province pays 50% of eligible costs.

Assistance to Conservation Authorities (cont'd)

(9) Water Front Programs

Assistance Towards:

Erosion control and other water management aspects of water-front programs.

Basis of Assistance

Province pays 50% of eligible costs.

(10) Taxes, Insurance, etc.

Assistance Towards:

Operation and development of a water and related land management information and education program including watershed tours, special days, Conservation Week, school programs, exhibits, publications, land judging contests, opening ceremonies, photography, photographic equipment and film, staff salaries, etc.

Basis of Assistance:

Province pays 50% of eligible costs.

(11) Taxes, Insurance, etc.

Assistance Towards:

Costs associated with taxes on non-revenue producing areas, insurance on authority lands and facilities, options not exercised and appraisals not utilized.

Basis of Assistance

Province pays 50% of eligible costs.

1.8.3 CONSERVATION AND RECREATION LAND MANAGEMENT

A broad definition of recreation applies here, not only to a wide spectrum of environmentally-related outdoor recreational activities and experience, but particularly to the social values associated with environmental preservation, re-

search and education. A regional, as opposed to national, provincial or neighbourhood level of resource significance largely applies.

This category brings together all allowable conservation and recreation costs including:

(1) Conservation Areas

Assistance Towards

Acquisition, development, resource inventories, planning studies, environmental assessment studies, recreational components of water-front programs, fish and wildlife management on authority and private lands, dams primarily for recreation, wildlife, etc. (i.e. but not maintenance), acquisition and management of forests, acquisition and/or reconstruction of old mill dams, appraisal, boundary survey and legal fees and radio and communication systems purchase.

Basis of Assistance

Province pays 50% of eligible costs.

(2) Niagara Escarpment Land Acquisition

Assistance Towards

Costs of acquiring recharge areas, source areas, wetlands, etc. may be charged in part, or in total, to the water program.

Basis of Assistance

Province pays 75% of eligible costs.

(3) Conservation Area Information and Interpretive Programs

Assistance Towards:

Development costs including preparation, reprinting and supply of publications, opening ceremonies, exhibits, slide-tape programs, etc.

Assistance to Conservation Authorities (cont'd)

Basis of Assistance

Province pays 50% of eligible costs.

(4) Administrative Headquarters (Offices) and workshops

Assistance Towards:

Initial supply of furnishings, equipment and tools and their replacement if lost, broken or worn out (i.e. Central workshop projects charged in estimated proportions to conservation-recreation and water programs in line with intended use of the facility. Office project costs guided by Ministry of Government Services construction and space standards, deducted from the overall capital allocation in the year(s) in question).

Personnel studies to determine staff requirements, appropriate pay rates, work schedules, etc. are eligible for grant as a project.

Basis of Assistance

Province pays 50% of eligible costs.

(5) Rent and Utility Services

Assistance Towards:

Telephone, radio and communication equipment rental, rent, operation and maintenance of central workshop including snow removal and janitorial service (i.e. charge in estimated proportions to conservation-recreation and water.)

Basis of Assistance

Province pays 50% of eligible costs.

(6) Taxes, Insurance, etc.

Assistance Towards

Costs associated with taxes on non-revenue producing areas, insurance on authority lands and facilities, options not exercised and appraisals not utilized.

Basis of Assistance

Province pays 50% of eligible costs.

(7) Conservation Areas

Assistance Towards

The purchase and development of approved land purchased primarily in the interest of conservation, including areas of woodland, flood plain land, swamps which feed the headwaters of streams, small areas for demonstration special conservation practices.

Development includes fences, woodland improvement, woodland roads and trails, fire breaks, stream improvements.

Basis of Assistance

50% of the assistance described above or an approved.

(8) Recreational Development in Conservation Areas

Assistance Towards:

Fencing, building of roads within the areas, parking and sanitary facilities, drinking water, refreshment booths, facilities for collecting fees, beaches, picnic areas, trails, etc.

Basis of Assistance

50% of the Assistance described above.

Assistance to Conservation Authorities (cont'd)

1.8.4 SPECIAL PROJECTS AND PROGRAMS

Involve one or multi-year funding in addition to base level funds to deal with special policy areas of the Province such as the Lake Ontario Waterfront, or major water and related land management or conservation and recreation land management projects whose peak annual cost during implementation would exceed the annual capital (i.e. water management and conservation) base level funding of the authority in question.

Reference (All Programs)

The Conservation Authorities Act, R.S.O. 1970, Chap. 78.

Further Information:

(For All Programs)

Director, Conservation Authorities
Branch
Ministry of Natural Resources
Whitney Block, 5th Floor
Queen's Park
Toronto, Ontario
Phone: (416) 965-6287

1.9 WINTARIO

Administered By:

Wintario and The Ministry of Culture and Recreation

Principles of Wintario:

1. Wintario funds are limited to the support of physical fitness, sports, recreational and cultural activities and facilities in Ontario.
2. Wintario projects are intended to respond to community supported initiatives, as evidenced by locally raised private contributions of monies, efforts and other resources.
3. Wintario funds are intended to enhance our capacity to promote and encourage cultural and recreational objectives and are not intended to replace or relieve the responsibility of on-going government programs in this field.
4. Projects funded by Wintario must demonstrate the existence of support for any on-going costs from sources other than Wintario.
5. Wintario grants are intended for projects of broad public good and are thereby excluded from situations which might loosely be characterized as private gain.
6. The benefits of Wintario supported projects are intended to be available to the general public.

A. CAPITAL SUPPORT PROGRAM

Purpose:

This program is designed to provide funds to assist in the development of additional cultural and recreational facilities across the Province that are open to the general public. Only facilities or that portion of a facility constructed after January 1, 1975 will be eligible for consideration.

Eligible Recipients

Any non-profit organization, municipality, Indian Band Council, School Board, College or University may submit a proposal for consideration by the Ministry.

Organizations within a community are encouraged to co-operate (i.e. a municipal council, library board, recreational committee, etc.) and in this way determine community priorities.

Assistance Towards:

"Capital" within the cultural and recreational field includes:

- * Feasibility studies of the need
- * Professional fees related to a proposed Wintario project
- * Purchase of land and/or buildings
- * Site works
- * Moving of buildings
- * Construction of new buildings
- * Alteration of existing buildings
- * Restoration of existing buildings
- * Purchase and installation of equipment to be permanently affixed to the structure of buildings:
 - heating
 - lighting
 - air-conditioning
 - climatic control
 - security devices
 - recreation areas and exhibition spaces
 - built-in furniture
 - fixed seating
 - floor coverings
 - fixed equipment within the terms of the Community Recreation Centres policy
 - purchase of portable equipment and furniture which form part of the scope of a new construction or alteration project. These items may be eligible for support up to 50% of the cost which must be matched by funds from the private sector.

Wintario (cont'd)

- * Leasehold improvements (where the facility is leased from the municipality or where the terms and duration of the lease compared to the cost of improvements is considered to be appropriate).

Special Criteria:

Applicants must be able to describe and testify to public accessibility. Public access requires that the amenities should, within reason, be available at all times to all members of the community. For clubs and organizations with limited membership written guarantees must be provided confirming that the facilities will be open to the public on the same terms as to club members (for example, if the fee is nominal or if there exists a reasonable per diem rate).

Feasibility Studies:

"Capital" includes feasibility studies of the need for the project. In particular, assessment of the potential on-going operating cost and revenue required to enable a proposed facility to remain economically viable. Planning and design fees may also be included. However, the costs of fund raising or financing a project may not be included. Copies of reports and documentation of such feasibility studies may be required to be submitted to the Ministry for consideration.

Multicultural Centres:

Facilities operated by ethnic groups will be considered eligible for Wintario Capital funding if they demonstrate that they comply with the special criteria concerning public access as described above.

If an ethnic facility does not provide such public access, it may, however still qualify for a Wintario project grant for the establishment of a cultural heritage resource facility within the centre (i.e. a specialized cultural library or rooms where artifacts or works of art are permanently displayed).

This cultural heritage facility itself must be open to the general public. Such a facility is eligible on a pro-rated basis for 50% funding provided that it is matched by private funding and that the Wintario grant amounts to not more than one-third of the total cost of the project.

Basis of Assistance

Any Capital project of a cultural or recreational nature will be eligible for up to one-third (1/3) funding after all other federal and provincial government grants have been deducted. Matching funding on a dollar-for-dollar basis must come from the private sector.

In Eastern and Northern Ontario as defined by the Eastern and Northern Development Corporation boundaries, the Wintario contribution will be up to one half (50%) of the cost of the project after all other federal and provincial government grants have been deducted on the basis of \$2.00 for every \$1.00 raised in the private sector.

Additional Information

Applicants are advised to discuss their project with a Ministry Field Officer prior to submitting a request.

Applications must be made on a Wintario Capital Grant Application form.

B. RECREATIONAL RESOURCES

General Rules : (Applies to all Programs)

Wintario will not match funds from any federal, provincial or municipal government or agency.

Wintario supports only those projects for which regular, tax-based support is not available.

Wintario supports only those projects which are not part of regular, on-going programs.

Wintario (cont'd)

Applicants must submit evidence of ability to obtain the other 50 per cent of costs from community sources.

All projects, events, exhibits, etc. must be open to the general public.

Successful applicants may follow their own purchasing practices, but the Ontario government encourages everyone spending public funds to purchase Canadian materials and equipment.

Assistance Towards:

1. Grants for recreational resource development

Wintario will pay 50 percent of eligible costs to municipalities, institutions, provincial organizations or their committees, community groups or associations and recreation activity groups.

Resource development includes production costs associated with video tapes, monographs, films and pamphlets, printed matter or other material and technical assistance or services.

2. Grants for recreational program equipment

Wintario will pay 50 percent of eligible costs to provincial, regional or local groups, associations or committees for program equipment.

This could include equipment for horticultural programs, equipment for the construction and maintenance of public recreation trails, park equipment, nature appreciation equipment, camping equipment and equipment for hobby clubs.

3. Grants for recreational workshops seminars, conferences and training courses

Wintario will pay 50 per cent of eligible costs, to a maximum of \$5,000 for a provincial event, \$3,000 maximum for a regional event and \$1,500 maximum for a community event.

Municipalities, institutions, provincial organizations or their committees, community groups or associations and recreational activity groups are eligible.

Eligible costs include those for audio-visual services, speakers' fees, honoraria, travel and accommodation, recording and duplicating services, specialized display and support services.

Food and drink are not eligible for support.

Annual meetings are not eligible for support.

4. Grants for recreational festivals, shows and special competitions.

Wintario will pay 50 per cent of eligible costs to a maximum of \$5,000 for a provincial event and \$3,000 maximum for a regional event.

Municipalities, institutions, provincial organizations or their committees, community groups or associations and recreation activity groups are eligible.

Services which are eligible for support are the same as those for workshops and seminars, above.

Food, drink, prizes and awards are ineligible.

5. Grants for travel to invitational recreational events

Wintario will pay 50 per cent of eligible costs, to a maximum of \$1,500 to organizations, or individuals representing organizations.

Support is limited to one trip per organization per year; eligible costs include those for transporting individuals and equipment.

Food, accommodation, registration or entry fees are ineligible for support.

School recreation clubs are eligible for this grant if the event is classified as open (that is, organizations other than schools may attend) and if the club receives an invitation.

6. Grants for provincial, national and international championships for recreational activities

Wintario will pay 50 percent of eligible costs, to a maximum of \$5,000 to teams or individuals who have qualified to compete in provincial, national or international championships.

Wintario will help pay costs of transporting teams and equipment.

Provincial winners are eligible to apply for an additional \$5,000 to compete nationally and national winners are eligible to apply for an additional \$5,000 to compete internationally.

7. Grants for study tours or educational programs

Wintario will pay 50 per cent of eligible travel costs to individuals representing provincial organizations for study tours or educational programs which will improve the delivery of recreational services in Ontario.

Assistance is available for one person per organization per year.

C. PHYSICAL FITNESS

General Rules: (See B above)

Assistance Towards:

1. Grants for the development of fitness resource material

Wintario will pay 50 per cent of eligible costs to municipalities, institutions, provincial organizations or their committees, community groups or community associations.

Resource development includes production costs associated with video-tapes, monographs, films and pamphlets, printed matter or other material, and technical assistance or services.

2. Grants for fitness workshops, seminars, and training courses:

Wintario will pay 50 per cent of eligible costs to a maximum of \$5,000 for a provincial or international event, \$3,000 for a regional event, and \$1,500 for a community event.

Municipalities, institutions and provincial organizations or their committees, community groups and community associations are eligible.

Eligible costs include those for audio-visual services, speakers fees and expenses, recording and duplication services, and specialized display and support services.

Food, drink, prizes and participants travel and accommodation are not eligible for funding.

Annual meetings are not eligible for support.

Wintario (cont'd)

3. Grants for the purchase of fitness equipment:

Wintario will pay 50 per cent of eligible costs for the purchase of equipment used in fitness programs. Items eligible for support must be used directly by participants in the program, or be used by the program leader in the course of conducting the program.

Sports equipment is not eligible for support under this program (please refer to the brochure "Wintario and your Team").

4. Grants for approved fitness study tours or educational programs

Wintario will pay 50 per cent of eligible travel costs to individuals representing provincial organizations for approved study tours or educational programs which improve the delivery of fitness services in Ontario. Assistance is available for one person per organization per year.

5. Support for employee fitness programs:

Wintario will pay 50 per cent of eligible costs, to a maximum of \$10,000 to any employer to establish programs which improve the level of fitness of employees through increased physical activity.

Eligible costs include salaries of persons hired specifically to set up the programs and/or train leaders in the program, travel to leadership events for those who will conduct the program, equipment, consultative services, printing of promotional material, and the evaluation report of the program. Regular sport activities are not eligible for support; fitness condi-

tioning - not the playing of or preparation for a sport - must be the sole purpose of the program.

The program must be established and operated as a non-profit activity and must be open equally to all employees.

For these programs, Wintario will match contributions by any employer, including federal, provincial and municipal governments and their agencies.

6. Support for community motivation projects:

Wintario will pay 50% per cent of eligible costs to support the organization and operation of local fitness motivation campaigns.

Eligible groups are community committees or fitness councils which represent the fitness delivery agency of the community - for example, municipal recreation departments, boards of education, YM-YWCAs, as well as other interested groups. Eligible costs include office services necessary to provide information to the media and the public, salaries of those hired specifically to work on the project, travel and accommodation expenses related to work on the project, equipment, technical services, and publication expenses such as printing and duplicating costs.

Support is available only for a project or portion of a project which is completed within 12 months of the granting of assistance.

D. COMMUNITY SPORTS ACTIVITIES

Eligible Recipients:

1. Leagues:

- formal organizations composed of teams formed for the purpose

Wintario (cont'd)

of engaging in competition in a single sport on a recognized schedule basis.

2. Clubs:

- formal organizations composed of individuals participating in individual sports, such as weightlifting, track and field, or gymnastics.

3. Community Agencies:

- community agencies or institutions which offer programs designed to provide multi-sport participation to meet the needs of its members or the needs of community residents.

Assistance Towards:

1. Travel grants for sanctioned invitational tournaments.

Wintario will pay 50 per cent of eligible costs, to a maximum of \$1,500 per team. These grants are for transportation only; Wintario does not pay for food or accommodation. Travel assistance to invitational tournaments is available only once per calendar year.

2. Travel grants for regular, official provincial, national and international championships.

Wintario will pay 50 per cent of eligible costs, to a maximum of \$5,000 per competition. A team which wins a provincial championship may apply for a further \$5,000 to compete in a national championship. Should it win a national championship, it may apply for a further \$5,000 to compete in an international championship. These grants are for transportation only.

3. Equipment grants

Wintario will pay up to 50 per

cent of current retail (Toronto) value of approved items of equipment.

Assistance for equipment may be given only once per calendar year per sport.

Applicants will be required to provide verification of purchase of equipment following receipt of grant.

E. HERITAGE

General Rules

- . Federal, municipal or other provincial grants to a project must be deducted from the cost before the Wintario share is calculated, unless the project falls within exceptional categories like centennial and anniversary celebrations.
- . Wintario will pay up to 50 per cent of eligible costs.
- . Wintario supports those projects for which regular tax-based support is not available and which are not part of regular, on going programs.
- . Applications should be from organizations, except where indicated.
- . All non profit organizations must be incorporated.
- . Requests should be made before an event takes place.
- . Applications for grants to acquire archival items or collections must be endorsed by the Archives of Ontario.
- . All projects, exhibits etc. must be open to the general public.
- . Successful applicants may follow their own purchasing practices, but the Ontario government encourages everyone spending public funds to give preference to Canadian materials and equipment.

Assistance Towards:

1. Grants for centennial and anniversary celebrations.

Up to \$5,000 will be granted to the municipal corporation, or to a body established by resolution of the municipal Council as the official co-ordinating committee, for public celebrations of a centennial or some other milestone in the community's history.

The matching contribution may come from municipal funds, private donations or from both sources.

Because the expenses connected with planning or staging this sort of project will be varied, and because the Wintario grant will be spent under the supervision of the municipality, most costs will be considered eligible.

2. Grants for Heritage Events.

Up to a maximum of \$1,000 to help municipal or non-profit organizations for the purpose of staging some event which promotes wide public appreciation of our heritage. Annual events having a heritage theme will be assigned only once; celebrations of statutory holidays are not eligible projects.

3. Grants to put on Heritage Exhibits:

Assistance for the preparation and display costs for special heritage displays, which are not part of the regular programs of municipal, museum or other non-profit organizations.

4. Grants to bring in Travelling Heritage Exhibits.

Assistance for transportation, on-site preparation and display

costs for special heritage exhibits on tour, which would not otherwise be part of the regular programs of municipal, museum or other non-profit organizations.

5. Grants for Portable Equipment.

Assistance with the costs of equipment acquisition by non-profit organizations in existence for at least one year and having programs which promote broad public appreciation of our heritage. The equipment must not be fixed to a building, nor be of a personal nature such as some parts of period uniforms.

6. Grants for Architectural Inventories.

Assistance to enable communities to take stock of their buildings of historical or architectural importance. Local architectural conservation advisory committees created by Councils and non-profit organizations established in the Community for at least one year may apply. The costs of photographic supplies, copying expenses, local travel, salaries for students, and stenographic support are eligible.

7. Grants for Local Histories.

Up to a maximum of \$1,000 for non-profit heritage organizations to share the costs of typesetting, printing and binding a completed manuscript on a subject of local heritage interest.

8. Grants for Historical Works of Provincial Interest

Up to a maximum of \$10,000 for non profit heritage organizations to share the costs of developing a manuscript of provincial heritage interest. The Wintario application must be accompanied by a conditional commitment to the project from a Canadian-owned

publisher based in Ontario. Upon acceptance of the completed manuscript by the publisher, a further grant to a maximum of \$5,000 may be made to the non-profit organization to share up to 25% of the costs of production and distribution.

9. Grants for Visual Media Projects

Up to a maximum of \$10,000 for non-profit heritage organizations to share the costs of making a film, video tape or taking photographs of heritage interest. To encourage media artists to work on subjects with heritage interest, individuals may also apply for a grant provided they have the backing of a heritage organization willing to put up at least 20% of the project costs. Wintario's share would not exceed 50% or \$10,000 in these instances.

10. Grants for Membership or Visitor Attraction.

Assistance to non-profit heritage organizations in expanding their membership or attendance, thereby strengthening their financial base, by sharing costs for projects which are not part of the organization's regular promotional or advertising program.

11. Grants for Conservation and Restoration

Assistance to museums, historical societies and municipal corporations for conservation work on public collections. The work must be undertaken by skilled professional conservators.

12. Grants for Acquisitions or Commissions

Assistance to museums, historical societies and municipal corporations to purchase items or collections relevant to Ontario's heritage, and to commission works having a heritage theme. Donations of other items or

collections will not be considered as contributions towards the sponsor's share of the cost.

Further Information:

(on all Programs)

The Wintario Grants Information Office
77 Bloor Street West, 6th
Toronto, M7A 2R9

Before submitting an application form, please discuss specific details of your project with your local Wintario Field Consultant at:

Field Services Branch
863 Bay Street, 3rd Floor
Toronto, Ontario M7A 2R9

965-0283

2.1 COMMUNITY PROGRAMS OF RECREATION

Administered by:

Ministry of Culture and Recreation

Assistance towards:

Community programs of recreation.

Eligible Recipients:

- Cities
- Towns
- Villages
- Townships
- Territory without municipal organization
- Indian Reserves

Conditions and Procedures:

- 1. The recreation program must be approved by the Minister of Community and Social Services.
- 2. The expenditures incurred by the recreation committee must be authorized for payment by the council.

Basis of Assistance:

- (a) 33-1/3% of salary of one full-time municipal recreation director and each assistant municipal recreation director to a maximum of:
 - \$2,500 per annum if the director has a Type A Permanent Municipal Recreation Director's Certificate;
 - \$2,000 per annum if the director has a Type A Interim Municipal Recreation Director's Certificate;
 - \$1,600 per annum if the director has a Type B Permanent Municipal Recreation Director's Certificate;
 - \$1,200 per annum if the director has a Type B Interim Municipal Recreation Director's Certificate.
 - \$ 600 per annum if the director has no certificate but who has been approved by the Minister for the purposes of the grant for that year, or

\$1,400 per annum if the director has no certificate but who was, prior to the 31st day of December 1964 approved by the Minister for the purpose of the grant that year.

- (b) 33-1/3% of the salary of each person employed for the purpose of program leadership or secretarial service to a maximum of \$500 for each person so employed.
- (c) 25% of the approved maintenance and operating costs for the year to a maximum of \$1,000.
- (d) The total grant is subject to the following maxima:

PURPOSE	POPULATION OF MUNICIPALITY			
	under 25,000	25,000 but under 75,000	75,000 but under 200,000	200,000 or more
Salaries	\$5,000	\$8,000	\$11,000	\$14,000
For all purposes including salaries	\$6,000	\$9,000	\$12,000	\$15,000

The Minister may approve a special grant not exceeding \$5,000 for a program of recreation conducted in territory without municipal organization or on an Indian reserve.

Reference:

The Ministry of Community and Social Services Act 1972
O. Reg. 200 R.R.O. 1970
(provisionally).

Further Information:

Director,
Field Services Branch
Ministry of Culture and Recreation
863 Bay Street, 3rd Floor
Toronto, Ontario M7A 2R9
Phone: (416) 965-0283

2.2 INTERCULTURAL DEVELOPMENT GRANTS PROGRAM - 1977-78

Administered By:

Multicultural Development Branch,
Ministry of Culture and Recreation.

Purpose:

Objective is to encourage a process
of self help in the community.

Eligible Recipients:

Community-based, non-profit groups
and agencies as well as public
institutions such as municipalities
and school boards are eligible for
funding.

Conditions and Procedures:

A grant to an eligible organization
will be considered under the follow-
ing conditions:

(a) The Organization

- (i) The organization must demonstrate its commitment to the project and its capacity to conduct it successfully.
- (ii) If the organization is not incorporated, it will be encouraged to seek co-sponsorship from the incorporated community organization.
- (iii) Eligible organizations must subscribe to the intent and spirit of the Ontario Human Rights Code.
- (iv) The organization must maintain adequate financial records and must be willing to provide an evaluation of the project. Evaluation requirements will be determined at the beginning of the project by the Ministry Field and Branch staff with the organization. The organization must submit an evaluation report within two months of the completion of

the project. In the case of multi-year grants, an evaluation is expected at the end of each year to determine whether continued funding will be available.

- (v) The use of the grant is subject to audit by the Government of Ontario.

(b) Projects

- (i) Projects must have a specific time frame not extending beyond three years. The organization is responsible for reapplying each year.
- (ii) New projects must not duplicate services or activities already available in the same geographic area.
- (iii) Projects will not be considered if they intend to provide services which are properly the concern of other ministries or other levels of government.
- (iv) Projects of a political or sectarian nature will not be funded.
- (v) Grants for the construction of capital facilities are not available.
- (vi) Salaries may be claimed as part of the project costs only for persons directly involved in the project.

Basis of Assistance

- (i) Projects can be supported in total or in part. Organizations must provide evidence that alternative sources of funding have been explored, including community financial support and community contributions in kind. Funding to public institutions will be considered for experimental or pilot projects and on a shared-cost basis only.

Intercultural Development Grants Program - 1977-78 (cont'd)

- (ii) A project supported through a statutory grant may not be supported by a Multi-cultural Development Branch grant.
- (iii) Projects which are national in scope must demonstrate that they have secured funding from the federal government and/or other provinces. Applicant organizations must have an Ontario branch, office, chapter or committee and the proposed project must be of direct relevance to Ontario residents.

Additional Information

The following specific purposes have been defined for the intercultural development grants program:

To support projects in the community which:

- (1) increase interaction and understanding among the various ethno-cultural communities;
- (2) promote intercultural and inter-racial harmony among all sections of the population;
- (3) encourage the development and implementation of appropriate program by agencies and public institutions in response to locally identified needs of their multicultural clientele.
- (4) promote the preservation and sharing of cultural heritage of the various ethnocultural communities.
- (5) promote community participation in matters directly relating to the mandate of the Ministry.

The categories that follow describe briefly the types of grants for which funds will be made available. These categories are reflective of the above purposes and, while not

presented as exclusive, they set the parameters and priorities of the intercultural development grants program.

1. Intercultural Activities

(a) Intercultural training

Grants may be given to organizations working towards a more systematic approach to intercultural sensitization programs aimed at developing a better understanding of cultural differences in the work environment.

In particular, these grants will promote an appreciation of intercultural sensitization as an important element in employee training programs.

Eligible organizations may be community colleges, community agencies, professional bodies such as teachers' federations, employees' organizations, (e.g. T.T.C. staff) etc.

(b) Community intercultural relations

Grants will be made available to community groups and agencies to support initiatives in promoting better understanding of cultural and racial differences in the community.

2. Materials Development

To encourage and support the preparation and distribution of materials devoted to substantive aspects of multiculturalism, such as intercultural relations, specific ethnocultural concerns, inter-racial relations, etc. For example, assistance can be provided for the conducting of original research, the preparation and publishing of research findings on the role, organization and self-perception of an ethnocultural group within the multicultural society. Such studies must be action oriented and the organization must have the potential to work with the appropriate author-

Intercultural Development Grants Program - 1977-78

ities towards implementation.

Projects which may be supported include those not supportable by other Ministry programs (including Wintario).

3. Leadership training

Funds are available to ethnocultural community groups and to institutions and agencies concerned with the development of leadership potential among members of ethnocultural communities. Priority will be given to projects designed to improve the abilities of ethnocultural groups to understand and deal with intercultural and inter-racial issues in everyday life.

Examples under this category may be:

- Projects such as community conferences promoting sharing of backgrounds, values, perceptions and needs and increased co-operation around specific community issues;
- projects promoting better access to information, government services and other resources;
- action research projects around specific concerns;
- projects designed to improve the organizational effectiveness of a group through a study of basic administrative skills.

4. Cultural Heritage Support

Limited grants are available to ethnocultural groups in support of their cultural retention programs outside the regular school system.

The purpose of these grants is to provide assistance for the development of materials relevant to the Canadian social context and for the improvement of teaching skills of instructors employed in these programs.

Materials in either of the official languages or a third language are

eligible for assistance. The subject matter must be clearly distinct from curriculum contents of the regular school system (i.e. should be limited to the culture, language and history of the group in Canada).

The Ministry retains the rights to determine suitability of materials to be produced, in consultation with the Ministry of Education.

Further Information

Director
Multicultural Development Branch
Ministry of Culture and Recreation
77 Bloor Street West
Toronto, Ontario
M7A 1H8

Phone: (416)965-2285

2.3 MUSEUMS - MAINTENANCE

Administered by:

Heritage Administration Branch,
Ministry of Culture and Recreation.

Assistance Towards

Maintenance of the museum building,
premises, equipment, displays and
curatorial salary.

Eligible Recipients

- 1) Municipal Museum Board of
Management
- 2) Public Library Board
- 3) Conservation Authority
- 4) Council of an Indian Band
- 5) Non-profit Corporation

(See "Museum Development" for
clarification)

Conditions and Procedures

A qualified applicant that:

- a) operates a museum
- b) does not receive money for the
operation of the museum from
any other provincial agency;
and
- c) owns, maintains and displays
a collection of artifacts in a
building or structure
- d) may apply in writing to the
Minister before the 1st day of
November in any year for a grant
in respect of the operation of
the museum for the preceding
year.

Basis of Assistance

- a) Where the museum is open to the
public for at least 1080 hours
and at least 180 days of the
year, including a minimum of
twenty days in each of eight

months of the year, be paid a grant
of;

- i) the lesser of \$9,000 or the
excess of the gross receipts
of the preceding year over the
grant paid in such year under
this Part or a predecessor
thereof, and
 - ii) the lesser of \$3,000 or one-
third of the annual salary
of each curator and assistant
curator of the museum; or
- b) Where the museum is open to the
public for 360 or more hours and
sixty or more days of the year but
is not eligible for a grant under
clause (a), be paid a grant of:
 - i) the lesser of \$6,000 or the
excess of the gross receipts
of the museum in respect of
the preceding year over the
grant paid in such year under
this Part or predecessor there-
of, and
 - ii) the lesser of \$2,000 or one-
third of the annual salary of
each curator and assistant
curator of the museum.

Reference:

Ministry of Culture and Recreation
O. Reg. 709/75 R.R.O. 1975

Further Information:

Mr. R.B. Apted
Director
Heritage Administration Branch
Ministry of Culture and Recreation
77 Bloor St. W. 7th Floor
Toronto, Ontario

Phone: (416) 965-4021

B. HEALTH

1.1 COMMUNITY HEALTH FACILITIES

ADMINISTERED BY:

Ministry of Health

ASSISTANCE TOWARDS:

The acquisition, alteration, addition or renovation to existing building(s); renovation of an existing community health centre or part thereof which has become obsolete or inadequate. (Land costs excluded).

ELIGIBLE RECIPIENTS:

Local Board of Health
Municipal Corporations
Non-profit organizations

CONDITIONS AND PROCEDURES:

- 1) Applications for grants must be made to the Minister and approved prior to issuing of tenders or commencement of work accompanied by preliminary sketch plan in triplicate.
- 2) Applicant must undertake not to mortgage, sell, dispose, alter physically or functionally the facility without approval of Minister.
- 3) Grant is paid in the following portions as building approaches completion:

20% when contract for the building project is signed;

10% for each 1/8 of the completed work;

final payment when work completed to satisfaction of Minister.

BASIS OF ASSISTANCE:

Two thirds of the approved costs of the building project, where "approved costs" means that portion of the actual cost of the building project approved by the Minister, including:

- a) fees for architects, consulting engineers and other consultants as approved by the Minister;
- b) necessary basic equipment and furnishings and the installation thereof;
- c) land survey and soil tests and necessary paving and sodding but not landscaping gardens or decorations.

REFERENCE:

The Public Health Act, R.S.O. 1970, Chap. 377 O. Reg. 702, R.R.O. 1970.

FURTHER INFORMATION:

Community Health Division
Ministry of Health
15 Overlea Boulevard
Toronto, Ontario
Phone: (416)965-2426

1.2 ASSISTANCE TO HOSPITALS CLASSIFICATION OF HOSPITALS

Hospitals are classified as general hospitals, convalescent hospitals, hospitals for chronic patients, active treatment teaching psychiatric hospitals, active treatment hospitals for alcoholism and drug addiction and rehabilitation hospitals, graded as follows:

- a) Group A hospitals are general hospitals providing facilities for giving instruction to medical students of any university;
- b) Group B hospitals are general hospitals having not fewer than 100 beds;
- c) Group C hospitals are general hospitals having fewer than 100 beds;
- d) Group D hospitals are general hospitals operated by the Ontario Division of the Canadian Red Cross Society;
- e) Group E hospitals, being general rehabilitation hospitals;
- f) Group F hospitals are hospitals for chronic patients and having not fewer than 200 beds;
- g) Group G hospitals are for chronic patients and having fewer than 200 beds;
- h) Group H hospitals are psychiatric hospitals providing facilities for giving instruction to medical students of any university;
- i) Group I hospitals, being hospitals for the treatment of patients suffering from alcoholism and drug addiction;
- j) Group J hospitals, being hospitals designated by the Minister to provide special rehabilitation services for disabled persons in a region of Ontario specified by the Minister for each hospital;

- k) Group K hospitals, being separate organized facilities approved as such by the Minister to provide local diagnostic and treatment services in a community or district to handicapped or disabled individuals requiring restorative and adjustive services in an integrated and co-ordinated program.
- l) Group L hospitals, being hospitals for the treatment of patients suffering from alcoholism and drug addiction and providing facilities for giving instruction to medical students of any university as evidenced by a written agreement between the hospital and the university with which it is affiliated.

REFERENCE

O.Reg. 726, R.R.O. 1970
O.Reg. 118/71
O.Reg. 244/71
O.Reg. 176/72
O.Reg. 513/72

A GRANTS FOR HOSPITAL CONSTRUCTION

For community hospitals and for non-teaching portions of university-affiliated teaching hospitals, the Province of Ontario accepts responsibility for two-thirds of the approved cost, which includes the cost of construction, professional fees and necessary basic equipment. Federal hospital construction grants are no longer available to non-teaching hospitals.

Part of the Provincial assistance is in the form of a grant, and the remainder of the Province's two-third share constitutes a loan. This loan is made at the rate of 3 percent per annum, with the hospital being required to pay towards the annual amortization cost three-eighths of the differential income on semi-private and private beds in the new accommodation. This income

GRANTS FOR HOSPITAL CONSTRUCTION (CONT'D)

is usually insufficient to meet the annual amortization cost and the Province absorbs the amount of any deficit. (O.Reg. 722/70 and 727/70).

In Ontario Regulation 725/70 regarding capital grants for teaching hospitals, the Province accepts responsibility for the approved cost of university hospitals and of teaching and research facilities forming part of a university-affiliated hospital. Part of the cost is recovered by the Province through the Health Resources Fund.

In Ontario Regulation 724/70, the Province accepts responsibility for the approved cost of a regional rehabilitation hospital, or that part of a hospital which provides special facilities for the medical rehabilitation of patients. To qualify, the hospital is expected to provide a wide range of special services and must be approved by the Minister as a regional rehabilitation centre before becoming eligible for grants on the basis of full cost. For rehabilitation facilities serving a local community or district (e.g. crippled children's treatment centres) the grant amounts to two-thirds of the approved cost. (O.Reg. 407/71).

B. EXTRA GRANTS FOR NORTHERN ONTARIO

Over and above the capital financing assistance amounting to two-thirds of the approved cost which applies to all community hospitals, the Province pays extra grants to hospitals in Northern Ontario as follows:

The Minister may pay a special capital grant by way of provincial aid to a hospital located in a municipality with a population of not more than 12,000 in a territorial district or a provisional county.

- a) in respect of a building project commenced before the 1st day of June 1974, in an amount not exceeding one-sixth of the approved cost as defined in O.Reg. 722/70 in respect of that part of a building project which has not been completed before the 1st day of June 1974, or
- b) in respect of a building project commenced on or after the 1st day of June 1974, in an amount not exceeding one-sixth of the approved cost as defined in O.Reg. 722/70.

For public hospitals located in a municipality with a population of more than 12,000 in a territorial district or a provisional county, the special grant shall not exceed

- a) in the case of,
 - i) a Group B or C hospital, \$500 for each bed or bed-unit, or
 - ii) a Group E, F or G hospital, \$250 for each bed or bed-unit,

whichever is the lesser.

O.Reg. 727/70 as amended by O.Reg. 445/74

FURTHER INFORMATION

Institutional Planning - Grants
Ministry of Health
15 Overlea Boulevard
Toronto, Ontario M4H 1A9
Phone: (416)965-8081

2.1 NON-MEDICAL USE OF DRUGS

ADMINISTERED BY :

The Department of National Health
and Welfare

ASSISTANCE TOWARDS:

The provision of traditional services
in an innovative way or the provision
of new services to deal with drug
abuse. The focus of these services
is prevention, crisis intervention
and rehabilitation.

ELIGIBLE RECIPIENTS:

Public Agencies
Voluntary Agencies

CONDITIONS AND PROCEDURES:

1. Applications are to be submitted
on National Health Grant or
Welfare Grant application forms,
depending upon the degree of
health or welfare orientation
of the project.
2. Grants are short term in nature.
Consultation with Provincial
Government and other agencies
concerned with the problem and
the longer term solutions will be
involved in the consideration of
the application.
3. Forms may be obtained from:

The Innovative Services Programs
on The Non-Medical Use of Drugs
333 River Road
Ottawa, Ontario.

BASIS OF ASSISTANCE :

Determined by the requirements of
each project.

FURTHER INFORMATION :

National Health Grants Division
Department of National Health and
Welfare
Brooke Claxton Building
Tunney's Pasture
Ottawa, Ontario K1A 0K9

2.2 AMBULANCE SERVICES

ASSISTANCE TOWARDS:

Expenditures in operating a twenty-four hour daily ambulance service.

ELIGIBLE RECIPIENTS:

- 1) Municipalities - includes metropolitan, regional or district municipality but not area municipalities thereof.
- 2) Local Board of Health
- 3) Public Hospital
- 4) Licensed private and volunteer operators.

CONDITIONS AND PROCEDURES:

Ambulance Services

- 1) must be available on twenty-four hour daily basis,
- 2) must conform to the operational policy and procedures of the Ministry as well as The Ambulance Act and Regulations.

Budget of estimated costs must be prepared and submitted by the date determined by the Ministry in the year prior to that for which the budget is requested. Requests for amendments to the budget may be submitted at a later date.

Every municipality etc. must provide the Minister within 60 days of the calendar year end an annual financial statement for the preceding year.

BASIS OF ASSISTANCE :

Up to 100% of costs as approved by the Minister.

REFERENCE :

The Ambulance Act, R.S.O. 1970, Chap.20,
S.O. 1972, Chap.93

FURTHER INFORMATION :

Ambulance Services Branch
Ministry of Health
7 Overlea Boulevard
Toronto, Ontario M4H 1A8
Phone: (416)965-8034

2.3 VENEREAL DISEASE CLINIC

ASSISTANCE TOWARDS:

The cost of treating, examining, supervising and giving after-care to persons infected or suspected of being infected with venereal disease.

ELIGIBLE RECIPIENTS:

Local Boards of Health
Health Units
Hospitals

CONDITIONS AND PROCEDURES:

- a) A designated venereal disease clinic must be established and maintained.
- b) The Director of the Division of Venereal Disease Control of the Ministry of Health to be permitted to inspect the records, equipment, administration and treatment services of a clinic at any time.
- c) The local board or hospital must cause such examination, treatment, supervision and after-care for venereal disease as is necessary to be given to any person who applies at the clinic.
- d) No charge is to be made for the service given.

BASIS OF ASSISTANCE:

An amount of \$5.00 in respect of each clinic attendance.

REFERENCE:

The Venereal Disease Prevention Act,
R.S.O. 1970, Chap. 479
O.Reg. 89, R.R.O. 1970
O.Reg. 3/71

FURTHER INFORMATION:

Community Health Division
Ministry of Health
15 Overlea Boulevard
Toronto, Ontario M4H 1A9
Phone: (416)965-4058

2.4 VENEREAL DISEASE PHYSICIAN'S ACCOUNTS

ASSISTANCE TOWARDS:

Payment of physician's accounts for the treatment of venereal disease in persons who are not insured persons under The Health Services Insurance Act 1972.

FURTHER INFORMATION:

Community Health Division
Ministry of Health
15 Overlea Boulevard
Toronto, Ontario M4H 1A9
Phone: (416)965-4058

ELIGIBLE RECIPIENTS:

Municipalities

CONDITIONS AND PROCEDURES:

- a) The physician's accounts must be received by the municipal treasurer within three months after the services were performed under the direction of the medical officer of health.
- b)
 - i) The physician's account shall be the amount that would be payable for the medical services as insured health services under The Health Insurance Act.
 - ii) The cost of drugs used for treatment will be payable.
- c) The treasurer must forward the account to the Minister within three months of its receipt.

BASIS OF ASSISTANCE:

75% of the amount that would be payable for the medical services as insured health services under The Health Insurance Act, 1972.

REFERENCE:

The Venereal Disease Prevention Act,
R.S.O. 1970, Chap.479
O.Reg.819, R.R.O.1970
O.Reg.3/71
The Health Insurance Act, 1972.

C. SPECIAL GROUPS

1.1 DAY NURSERIES - CAPITAL CONSTRUCTION COSTS

ADMINISTERED BY:

Children's Services Branch, Ministry of Community and Social Services.

ASSISTANCE TOWARDS:

The costs of the construction of a new building, an addition to an existing building, the purchase or other acquisition of an existing building or the furnishing and equipping of a building to be used as a day nursery.

ELIGIBLE RECIPIENTS:

Cities
Towns but not if within a
Villages metropolitan municipality
Townships

Metropolitan Municipalities
Approved Indian Bands

CONDITIONS AND PROCEDURES:

- a) Proposals to construct or erect facilities must be approved in principle by the Minister in advance.
- b) The site and plans must be approved in advance by the Minister of Community and Social Services.
- c) Requests for payment must be accompanied by a certificate of a member architect in good standing of the Ontario Association of Architects or an engineer in good standing of the Ontario Association of Professional Engineers, certifying that,
 - 1) the erection, addition, purchase or other acquisition or renovation has been completed in accordance with the plans approved by the Minister,
 - 2) the building or addition is ready for use and occupancy.

BASIS OF ASSISTANCE:

50% of costs of new buildings

computed in accordance with the regulations. 80% of costs or renovation of existing buildings and equipping and furnishing them.

REFERENCE:

The Day Nurseries Act, R.S.O. 1970, Chap. 104 and Reg. 160. R.R.O. 1970, as amended.

FURTHER INFORMATION:

Director, Children's Service Branch
Ministry of Community and Social Services
7th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1H4
Phone: (416)965-5095

See Regional Offices Section

1.2 CHILDREN'S AID SOCIETIES - CAPITAL GRANTS, GENERAL

ADMINISTERED BY:

Children's Services Branch,
Ministry of Community and Social Services

ASSISTANCE TOWARDS:

The cost of erecting, purchasing or otherwise acquiring a building or part of a building for occupation by a Children's Aid Society for purposes other than special need.

ELIGIBLE RECIPIENTS:

- Counties
 - Metropolitan municipalities
 - Cities(Not in Metro)
 - Separated Towns(Not in Metro)
 - Towns
 - Villages
 - Townships
 - Improvement Districts
 - Children's Aid Societies
- } in territorial districts

CONDITIONS AND PROCEDURES:

- a) The prior approval, in writing, of the Minister of Community and Social Services if required.
- b) Application for capital grant must be completed in the prescribed form.

BASIS OF ASSISTANCE:

- The Minister may direct payment to the municipality or to the society of an amount up to 25% of,
- where the whole building is occupied by the society, the value of the building and land,
 - where part of the building is occupied by the society, the proportion of the value of the building that the floor space occupied by the society bears to the total floor space of the buildings.

REFERENCE :

The Child Welfare Act, R.S.O. 1970, Chap. 64 and Reg. 86, R.R.O. 1970, as amended

FURTHER INFORMATION:

Director.
Children's Service Bureau
Ministry of Community and Social Services,
7th Floor, Hepburn Block,
80 Grosvenor Street,
Toronto, Ontario M7A 1E9
Phone:(416)965-0176

1.3 CHILDREN'S AID SOCIETIES - CAPITAL GRANTS, SPECIAL

ADMINISTERED BY:

Children's Services Branch,
Ministry of Community and Social Services.

ASSISTANCE TOWARDS:

The cost of erecting a new building or an addition to an existing building or of the acquisition of an existing building for the provision of facilities and services to meet special needs of children.

ELIGIBLE RECIPIENTS:

Children's Aid Societies

CONDITIONS AND PROCEDURES:

- a) The prior approval, in writing, of the Minister of Community and Social Services is required.
- b) Application for capital grant must be completed in the prescribed form.

BASIS OF ASSISTANCE:

The Minister may direct payment to the society of an amount equal to the cost of the new building or addition or the cost of acquisition of a building but not exceeding an amount based on the rate of,

- a) \$5,000 per bed, in the case of a new building or addition,
- b) \$1,200 per bed, in the case of the acquisition of an existing building.

REFERENCE:

The Child Welfare Act, R.S.O. 1970, Chap. 64 and Reg. 86, R.R.O. 1970 as amended

FURTHER INFORMATION:

Director, Children's Services Branch
Ministry of Community and Social Services
7th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone: (416)965-0176

1.4 DAY NURSERIES - OPERATING COSTS

ADMINISTERED BY:

Ministry of Community and Social Services

ASSISTANCE TOWARDS:

The cost of operation, maintenance or the renovation of licensed day nurseries and the cost to a municipality of day nursery services to any child of a person in need under an agreement with any person or organization operating a licensed day nursery or supervising private-home day care.

ELIGIBLE RECIPIENTS:

Regional Municipalities
Counties
Districts
Indian Bands
Provincially Approved Corporations

{ but not if within
a metropolitan
municipality

CONDITIONS AND PROCEDURES:

The nursery must be licensed and conducted in accordance with the Regulations, Private homes must be supervised in accordance with the regulations and "Private-Home Day Care Guidelines".

Application for the monthly payment of the provincial grant must be in the prescribed form and be forwarded to the Minister before the 20th day of the next month.

BASIS OF ASSISTANCE:

For nurseries for normal children, operated by Municipalities or Indian Bands, the basis of assistance is 80:20 on a net basis (i.e., total operating costs minus fees received).

For Approved Corporations operating facilities for normal children the basis of assistance is the lesser of the net cost or 80% of the gross cost but only with respect to children with parents in need.

For nurseries to serve handicapped children 5 years of age and over the Province will pay 100% of the operating costs with no cost fees to the parent of Corporation, Municipality or Indian Band.

For handicapped children under 5 years of age the Province will pay 100% on the first 35% of the costs and share at 80% on the balance.

REFERENCE:

The Day Nurseries Act, R.S.O. 1970, Chap. 104
O.Reg. 160, R.R.O. 1970
O.Reg. 232, 547/71
O.Reg. 185/72
O.Reg. 148/74

FURTHER INFORMATION:

Director
Children's Services Bureau
Ministry of Community and Social Services
7th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario
Phone: (416)965-5095

1.5 CHILDREN'S AID SOCIETIES - OPERATING COST

ADMINISTERED BY:

Ministry of Community and Social Services

ASSISTANCE TOWARDS:

Operating costs in the approved estimates of the society.

ELIGIBLE RECIPIENTS:

Children's Aid Societies

CONDITIONS AND PROCEDURES:

- a) The estimates, prepared in the form prescribed under the Regulations, must receive the approval of the council of each municipality in the area in which the society has jurisdiction, or of the child welfare budget board of a district.
- b) The estimates must also receive the approval of the Ministry of Community and Social Services.

BASIS OF ASSISTANCE:

80% of the approved operating costs of the society including those attributable to care and maintenance of children born out of wedlock.

Ontario pays 100% of the costs of Indian children with reserve status in the care of the society and all other services of the society for Indian families, computed in accordance with the regulations.

REFERENCE :

The Child Welfare Act, R.S.O. 1970, Chap. 64 and Reg. 86, R.R.O. 1970 as amended.

FURTHER INFORMATION:

Director, Children's Services Branch
Ministry of Community and Social Services
7th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone: (416)965-5091

1.6 CHILDREN'S AID SOCIETIES - OPERATING COST RE: UNORGANIZED TERRITORY

ADMINISTERED BY:

Children's Services Branch, Ministry of Community and Social Services

ASSISTANCE TOWARDS:

The operating costs of a society attributable to unorganized territory within its jurisdiction.

CONDITIONS AND PROCEDURES:

The estimates must receive the approval of the Minister of Community and Social Services.

BASIS OF ASSISTANCE:

100% of:

Children from unorganized territory in care of the society

total number of children in care

Population of unorganized territory

population of area under jurisdiction of society

x cost of services for children

x cost of services other than for children in care

Payments by the Province are made in monthly instalments.

REFERENCE:

The Child Welfare Act, R.S.O. 1970, Chap. 64 and Reg. 86, R.R.O. 1970, as amended.

FURTHER INFORMATION:

Director, Children's Services Branch
Ministry of Community and Social Services
7th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone: (416)965-5091

2.1 ELDERLY PERSONS CENTRES - CAPITAL GRANTS

Administered by: Senior Citizens
Branch, Ministry of Community and
Social Service

Assistance towards

The cost of the erection, alteration, extension or acquisition, or the furnishing and equipping of a building or premises for use as a social, recreational drop-in, or day care centre for elderly persons, including the cost of the land, furnishings and equipment.

Eligible Recipients

Municipalities:

"Municipalities" means a City, Town, Village or Township and includes an area, or Municipality, whether Metropolitan, Regional or District Municipality. While excluded in the Act, specific authority may be given in a Metropolitan Regional District Municipality Act for coverage for the purposes of the Act.

Conditions and Procedures

- a) The Minister's approval of the municipal by-law, area sociological needs study, site plans and proposed programmes must be obtained in advance.
- b) An application to the Minister must be in the prescribed form and be accompanied by:
In the case if the erection, alteration or extension of a building or premises,
 - 1) the site plan showing the location of the building or premises on the site,
 - 2) the plans and specifications, prepared by an architect, showing the construction, equipment and arrangements of the centre;In the case of the acquisition of the building or premises,
 - 1) the site plan showing the location of the building or premises on the site,
 - 2) a structural sketch showing the area or areas in the

building or premises to be used as a centre.

- c) The Minister's approval of the corporation or municipal by-law, site, plans, and proposed program must be obtained in advance, in writing.
- d) An application for payment of the grant must be made in the prescribed form and be accompanied by:
 - 1) the certificate of an auditor certifying:
 - i) the actual cost of the building or premises to the corporation,
 - ii) the actual amount that has been paid by the corporations as of the date of the application,
 - iii) that all refundable sales tax has been taken out.
 - 2) the certificate of the architect or professional engineer, in triplicate (Form 3, O. Reg 235, R.R.O. 1970) certifying that the alteration, extension, or acquisition of the building or premises is completed in accordance with the plans approved by the Minister.

Basis of Capital Assistance

Not in excess of 30% of the costs described above, computed in accordance with the Regulations.

Reference

The Elderly Persons Centres Act, R.S.O. 1970, Chap. 140
Reg. 235, R.R.O. 1970 as amended

Further Information

Director, Senior Citizens Branch -
Office on Aging
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone (416) 965-5103
See Regional Offices Section

2.2 ELDERLY PERSONS CENTRES - OPERATING AND SPECIAL PROGRAM GRANTS

Administered by:

Senior Citizens Branch, Ministry of
Community and Social Services

Assistance Towards:

The cost of maintaining and operating
social, recreational services, drop-
in, or day care centres for elderly
persons.

Special grants for programs or services
for elderly persons carried out by
approved centres.

Eligible Recipients:

Municipalities

"Municipality" means a City, Town,
Village or Township, and includes
an area, or Municipality, whether
Metropolitan, Regional, or District
Municipality. While excluded in the
Act, specific authority may be given
in a Metropolitan Regional District
Municipality Act for coverage for
the purposes of the Act.

Providing that the Centre has been
approved through the Ministry and
the continuing program is satisfac-
tory to the Director, the Province
may make grants for maintenance and
operation of the centre.

Basis of Assistance:

Operating grants to centres shall be
50% of the net monthly expenditure by
the municipality, determined in accor-
dance with the regulations, to a ceiling
of \$15,000.00 a year whichever is
lesser.

Special Grants :

An amount of up to \$15,000.00 in any
one year may be made to a municipality
in respect of a program or services
for elderly persons in an approved
centre.

Note:

"Where non-Municipal and non-profit
Corporations establish and operate
elderly persons centres, Provincial

grants in aid for both capital and
operating are conditional on prior
payments of at least 20% from the
Municipality in which the centre is
located or that Municipality together
with one or more contiguous Municipal-
ities."

Reference:

The Elderly Persons Centres Act, R.S.O.
1970, Chap. 140

The Elderly Persons Centres Amendment
Act. 1972

O.Reg. 235, R.R.O. 1970

O. Reg 99/71; 117/71; 521/71

O. Reg. 40; 346/72

O. Reg. 203/73

Further Information:

Director, Senior Citizens Branch -
Office on Aging
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone (416)965-5103

See Regional Offices Section

2.3 HOMES FOR THE AGED - MAINTENANCE

Administered by :

Senior Citizens Branch, Ministry of
Community and Social Services

Assistance towards:

The cost of operating and maintaining
a home, computed in the manner
prescribed in the Regulations; such
cost includes:

- a) food and provisions
- b) medical and dental services
(including drugs, medications
and other medical supplies)
- c) welfare of residents:
 - .clothing
 - .crafts and activities: material
and supplies
 - .pocket money
 - .supplies for smokers
 - .current books, newspapers, etc.
 - .recreation and entertainment
- d) funeral and burial expenses
- e) general operation and administra-
tion.

Eligible Grantees:

Any Municipal Home for the Aged
approved under the Act.

Conditions and Procedures:

- a) 1) Applications for monthly pay-
ment of provincial subsidy
should be made in the pres-
cribed form.
2) Applications for subsidy must
be made within 3 months of the
1st day of the month for
which the subsidy is request-
ed.
- b) The initial salary or an increase
in the salary of the administrator
or supervisory staff must be
approved in advance by the
Minister.
- c) The cost of maintaining a resident
or portions of such cost which the
Province deems the resident
capable of paying but which the
resident does not pay, shall be
computed as if it had been paid.

- d) The prior approval of the Minister
must be obtained for the cost of
replacement of furnishings and
equipment and the maintenance of
the buildings and grounds if in
excess of \$500.

Basis of Assistance :

70% of approved net cost described
above for residential care.

Reference :

The Homes for the Aged and Rest Homes
Act, R.S.O. 1970, Chap. 206
O. Reg. 439, R.R.O. 1970

Further Information :

Director, Senior Citizens Branch -
Office on Aging
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone (416)965-5103

See Regional Offices Section

2.4 HOMES FOR THE AGED - MAINTENANCE OF RESIDENTS FROM UNORGANIZED TERRITORIES

Administered by:

Senior Citizens Branch, Ministry of
Community and Social Services

Assistance towards :

Net cost of maintenance of persons
whose residence before admission to
the home was in territory without
municipal organization and as
approved by a provincial authority.

Eligible Grantees:

Any Municipal Home for the Aged
approved under the Act.

Conditions and Procedures:

A statement of costs in the prescribed
form is required.

Basis of Assistance:

100% of net cost (number of resident
days multiplied by average gross
daily cost of maintenance, less
monthly contributions on behalf of
residents from unorganized terri-
tories from a sources other than
the provincial government).

Reference:

The Homes for the Aged and Rest Homes
Act, R.S.O. 1970, Chap. 206
O. Reg. 439, R.R.O. 1970

Further Information:

Director, Senior Citizens Branch -
Office on Aging
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone (416)965-5103

See Regional Offices Section

2.5 HOMES FOR THE AGED - RESIDENTIAL SERVICES

Administered By:

Senior Citizen's Branch, Ministry of
Community and Social Services

Assistance towards :

The cost of maintaining a person
admissible under the satellite home
provisions of the Act.

Eligible Grantees :

Any Municipal Home for the Aged
approved under the Act.

Conditions and Procedures:

- a) Initially a municipal home setting
up a satelliet home with residen-
tial services must have the appro-
val of the Director prior to the
placement of any person and
approval where there would be more
than 25 boarders or lodgers.
- b) All satellite homes are to be
reported in Form 11 and regularly
inspected by municipal authorities.
- c) Application should be made in
Form 8.

Basis of Assistance:

70% of the costs incurred by the
municipality, municipalities, or band
as the case may be, approved by the
director of providing or purchasing
residential services.

Reference:

The Homes for the Aged and Rest Homes
Act, R.S.O. 1970, Chap. 206
O. Reg. 439, R.R.O. 1970

Further Information:

Director, Senior Citizens Branch
Office on Aging
4th Floor. Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone (416)965-5103

See Regional Offices Section

2.6 HOMES FOR THE AGED - EXTENDED CARE SERVICE

Administered by:

Senior Citizens Branch, Ministry of
Community and Social Services

Assistance towards:

The cost of extended care services for
persons admitted to a home, who are
eligible for extended care services
under The Health Insurance Act 1972 on
the grounds of medical necessity.
Homes must be approved by the Director
to provide extended care services and
a fixed proportion of beds is allocated.

Eligible Recipients:

Any Municipal home.

Conditions and Procedures

- a) Home must make monthly application
in prescribed form.
- b) Payments based on net operating
cost of maintaining persons eligible
for extended care services.

Basis of Assistance:

70% of

- 1) any part of the basic co-payment*
in effect on a per diem basis.
 - 2) any part of the cost that exceeds
the ceiling currently in effect
on a per diem basis up to the
actual costs for the municipal
home
- 100% of
- 1) that part of the cost that exceeds
the basic co-payment currently in
effect on a per diem basis but
that does exceed a maximum cost**
currently in effect on a per diem
basis and of the cost incurred in
connection with the provision of
extended care services, determined
in a manner approved by the
Minister, of,

- a) approved drugs and pharmaceut-
icals and
- b) any approved device.

Reference:

The Homes for the Aged and Rest Homes
Act, R.S.O. 1970, Chap. 206 and
Reg. 439, R.R.O. 1970 as amended.

Further Information:

Director, Senior Citizens Branch
Office on Aging
4th Floor, Hepburn Block
80 Grosvenor Street
Toronto, Ontario M7A 1E9
Phone (416)965-5103

* \$7.40 a day as of April 1, 1976
** \$21.00 a day as of April 1, 1976
Both of these rates subject to
periodic revision

See Regional Offices Section

2.7 HOMEMAKERS AND NURSES SERVICES

Administered By:

Homemakers and Nurses Services Section,
Ministry of Community & Social Services

Assistance Towards:

Cost of providing homemaking, nursing services or teaching homemaker services to families or individuals in their own homes who are designated to be "persons in need".

Eligible Recipients:

Cities
Regional Municipalities
Towns
Villages
Townships
Improvement Districts
Counties which, with the approval of the Minister of Community and Social Services, administer welfare assistance
District Welfare Administration Boards
Approved Indian Bands

Conditions and Procedures:

The Municipal Welfare Administrator must complete a Statement of Account and forward to to the Director of Homemakers and Nurses Services, by the 20th day of the month next following the month in which the Municipality pays for the services.

Residence - Applicant for or recipient of service shall be deemed to reside or have resided in the municipality or in territory without municipal organization, where he is or was ordinarily resident at the date of his application for the services as long as he remains in the municipality or in the territory

Basis of Assistance:

Homemakers, Nurses or Teaching Homemaker - 80% of the amount by which the total monthly cost of the approved services paid by the municipality

or band, exceeds the available monthly income of the person in need, determined in accordance with the Regulations.

Reference:

The Homemakers and Nurses Services Act,
R.S.O. 1970, Chap. 203;
S.O. 1973, Chap 143
O. Reg. 436 R.R.O. 1070
O. Reg. 65/72
O. Reg. 374/73
O. Reg. 799/73
O. Reg. 384/74
O. Reg. 85/75
O. Reg. 436/76

Further Information:

Supervisor
Homemaker and Nurses Services Section
Municipal Welfare Consulting Unit
Ministry of Community and Social Services
6th Floor, 1 St.Clair Avenue West
Toronto, Ontario M4V 1K8
Phone (416)965-5137

See Regional Offices Section

2.8 HOMEMAKERS INSTRUCTION

Administered By:

Homemaker and Nurses Services Section
Ministry of Community and Social
Services

Assistance Towards:

Course instruction for homemakers
covering child care; hygiene, home
economics, meal planning; laundering,
general household duties; other skills
incidental to the preceding items.

Eligible Recipients:

Any municipality
Approved Indian Bands
Persons or organizations as approved
by the Minister.

Conditions and Procedures:

- 1) Application for a grant must be made to the Director; accompanied by
- 2) A written statement showing
 - a) an outline of the purpose and content;
 - b) the duration; and
 - c) the estimated cost;
of the proposed course of instruction (It is advisable to have the course approved by the Minister prior to any registration of students)
- 3) Recipients of the grant, must in the year following its receipt forward to the Minister at a date specified by him, a certified statement showing the amounts paid and how the proceeds of the grant were disbursed.

Basis of Assistance:

100% of approved costs.

Reference:

The Homemakers and Nurses Services Act,

R.S.O. 1970, Chap. 203

S.O. 1973 Chap. 143

O. Reg. 384/74

O. Reg. 85/75

Further Information:

Supervisor

Homemaker and Nurses Services Section

Municipal Welfare Consulting Unit

Ministry of Community and Social Services

6th Floor, 1 St.Clair Avenue West

Toronto, Ontario M4V 1K8

Phone: (416)965-5137

See Regional Offices Section

2.9 NEW HORIZONS

Administered by:

Department of Health and Welfare

Assistance towards:

The development of programs and services by retired persons for the benefit of other retired people within the community.

Eligible Recipients:

The group proposing the project should consist of at least 10 volunteers who will serve as the directors of the project.

Conditions and Procedures:

The majority of the directors must be retired and the direction and management of the proposed activity must be clearly in the hands of the retired members. Others may volunteer to help with the project, but for the most part the participants should be retired people.

Projects that qualify for assistance may be funded for a period of up to 18 months may be made.

Basis of Assistance:

The money is to be used to meet the costs of organizing and carrying out a project. The amount allocated is determined by the specific requirements of each project.

Two types of expenditures that cannot be included relate to capital construction and salaries for directors or participants in the project.

Any profits must be reinvested in the project.

Further Information :

New Horizons

Ontario Regional Office,
1243 Islington Avenue,
Suite 609,
Toronto, Ontario
M8X 1Y9

Phone: (416) 239-3973

For calls to the Regional Office outside of the Metro Toronto area, the Caller is advised to call COLLECT, person-to-person, to MS. M. COWAN, to the above listed number. Your name and telephone number (or mailing address) will be noted and a New Horizons Field Officer will then be in touch within a few days.

D. GENERAL

1. AGREEMENTS WITH PROVINCES AND MUNICIPALITIES FOR HISTORIC SITES

ADMINISTERED BY:

Department of Indian Affairs and Northern Development, Parks Canada Branch

ASSISTANCE TOWARDS

The acquisition, restoration, reconstruction or operation of nationally important historic structures for the public benefit.

ELIGIBLE RECIPIENTS

Municipalities
Provinces
Private Organizations

CONDITIONS AND PROCEDURES

The site for which assistance is being sought must be designated, by the Minister, for be of National significance.

An agreement is then negotiated with the parties concerned to fit the specific requirements of each project. All such agreements contain similar provisions concerning the acquisition, restoration and reconstruction of each site, although variations do occur to accommodate particular cases.

The agreement governing each project indicates the period during which the Government of Canada will share in the costs of restoration and reconstruction at the site in question and specifies any other significant dates, such as dates of ownership transfers. Typical projects take from two to five years to complete.

The Province or Municipality is responsible for work on the project and lets any necessary contracts. The Department of Indian and Northern Affairs may supply expertise on restoration engineering and architecture. Payments are made to the Province or Municipality on the basis of certified costs submitted to Parks Canada in respect of each

project. Where the site is the property of the Provincial or Municipal government, and once the site is restored that government is required, under the agreement, to operate it for the benefit of the general public.

BASIS OF ASSISTANCE

Amount of assistance depends upon the specific requirements of each project.

REFERENCE

Historic Sites and Monuments Act
National Parks Act

FURTHER INFORMATION

Mr. J.I. Nicol
Director General
Parks Canada
Department of Indian Affairs and Northern Development
400 Laurier Avenue West
Ottawa, Ontario K1A 0H4
Phone: (613)992-0904

2. PUBLIC LIBRARIES - OPERATING COSTS

ADMINISTERED BY:

Provincial Library Service,
Ministry of Culture and Recreation

ASSISTANCE TOWARDS

The cost of library operation.

ELIGIBLE RECIPIENTS

A. MUNICIPAL AND COUNTY PUBLIC LIBRARY BOARDS

- 1) Public Library Boards established under Part I of the Public Libraries Act (generally Library Boards established by local municipalities)
- 2) County Boards established under Part IV of The Public Libraries Act.

BASIS OF ASSISTANCE

The board shall be paid a grant equal to the amount computed by multiplying \$1.80 by the population of the municipality or municipalities for which the library is established.

In addition a basic grant of \$15,000 shall be paid to the board of a county library or a county library co-operative for establishment and maintenance of library services.

B. REGIONAL LIBRARY SYSTEM BOARDS

Regional Library System Boards established under Part III of The Public Libraries Act.

BASIS OF ASSISTANCE

The board shall be paid a grant equal to,

- a) the amount computed by multiplying 60¢ by the population of the municipality or municipalities for which the board is established;
- b) \$4.00 for each square mile area of the region, not in excess of \$300,000.

- c) A special payment of \$1.80 per capita, payable on the population in the municipally unorganized area served by a regional system, will be made available to northern regional library boards to encourage existing, or develop new library facilities.

C. FOR INDIAN BANDS

A public library established by the council of an Indian band with the approval of the Minister.

BASIS OF ASSISTANCE

The grant is equal to the amount computed by multiplying \$1.80 by the population of the Indian band.

REFERENCE

The Public Libraries Act, R.S.O. 1970, Chap. 381
S.O.1971, Chap. 98
S.O.1972, Chap. 1
O.Reg.339/72
O.Reg.446/73
O.Reg.544/74

FURTHER INFORMATION

Director of Provincial Library Service
Ministry of Culture and Recreation
77 Bloor Street West, 7th Floor
Toronto, Ontario
Phone: (416)965-2696

3. ONTARIO HERITAGE FOUNDATION

ADMINISTERED BY:

Ministry of Culture and Recreation

ASSISTANCE TOWARDS

The renovation and restoration of historic or architecturally significant buildings.

ELIGIBLE RECIPIENTS

Municipalities
Organizations
Individuals

CONDITIONS AND PROCEDURES

1. Proposals are submitted to the Ontario Heritage Foundation.

BASIS OF ASSISTANCE

Determined by the requirements of each project.

REFERENCE

Ontario Heritage Act, 1974

FURTHER INFORMATION

Secretary of the Board
Ontario Heritage Foundation
77 Grenville Street, 6th Floor
Toronto, Ontario M7A 1E8
Phone: (416)965-5727

4. CITIZEN PARTICIPATION PROGRAM

ADMINISTERED BY:

Department of the Secretary of State

ASSISTANCE TOWARDS

A wide variety of activities initiated by citizen groups which would serve to encourage citizen participation.

ELIGIBLE RECIPIENTS

Established Organizations
New and Emerging Groups
Women's Groups
Information and Referral Centres

CONDITIONS AND PROCEDURES

1. Those benefitting from the project must participate in its planning and execution.

BASIS OF ASSISTANCE

Determined by requirements of each project.

FURTHER INFORMATION

Mr. George Cromb
Regional Directorate
Citizenship Branch
Department of Secretary of State
60 St. Clair Avenue East, Suite 601
Toronto, Ontario
Phone: (416)966-7541

5. CANADA WORKS PROGRAM

ADMINISTERED BY:

Job Creation Branch, Canada Manpower Centre, Department of Manpower and Immigration

ASSISTANCE TOWARDS

The Canada Works Program is designed to utilize the expertise of local organizations in the development and management of projects that will create new short term employment opportunities. The objective of the Program is to get needed work done and public benefits produced by people whose energies and talents are temporarily surplus to private sector needs. The jobs created by the projects should also be designed to provide project participants with work experience that will assist them to secure other employment after their participation on the project.

ELIGIBLE APPLICANTS

Any established organization, partnership or corporation may submit an application.

An established organization is defined as one which has been in operation no less than 6 months, has been involved in community activity and has a community based membership with elected officers.

Applications from individuals or newly formed groups will be considered for funding if local circumstances are such that insufficient acceptable applications have been received from established organizations and no appropriate established organization is available to sponsor the project. Under these circumstances applicants should attach a covering letter indicating which organizations have been contacted to sponsor the proposal.

Municipalities and other primarily tax supported groups are not eligible unless they can establish that the proposed activities will be in addition to their normal, ongoing activities.

Federal and provincial government departments or agencies are not eligible to apply.

CONDITIONS AND PROCEDURES

Applications will be accepted twice per year. Proposals for the first application phase must be received no later than February 4, 1977. Proposals for the second application must be received no later than August 26, 1977. Applications for one phase will not be considered automatically in the next application phase. A separate application must be submitted for each phase for which you wish to be considered.

Proposals for the Canada Works Program should demonstrate that they will create new jobs at the time of highest unemployment in the community in which they will operate. In addition, these proposals must create jobs that match the skills of the unemployed in the area. If you are uncertain of when unemployment is most severe in your community, and of the skills possessed by the unemployed in your area you should consult your local Canada Manpower Centre.

In assessment and approval of proposals care will be taken to ensure that funds are channelled to areas of higher unemployment within each constituency and that the employment created matches any patterns of unemployment in the area.

To be funded projects must:

create new jobs that match skills of locally unemployed;

create jobs which are over and above those that would normally exist in the community

create jobs that are designed to maintain or increase the skills of project employees;

Provide worthwhile services or facilities to the community that do not duplicate or compete with existing services or facilities;

CANADA WORKS PROGRAM (CONT'D)

demonstrate that they can be completed in the proposed time frame

demonstrate that they will not create a dependency after Canada Works funding ceases;

be of a non-profit nature.

Projects will be considered unacceptable if they:

create less than five continuing full-time jobs;

require employees who are not unemployed and seeking work;

cannot establish that the proposed activities will be in addition to the normal, ongoing responsibilities of the sponsoring body;

require funding for longer than 52 weeks or over \$180,000 in federal funds;

create a community dependency that will cease to be responded to at the termination of Canada Works funding;

are submitted by a department or agency of the federal or provincial government;

are designed to enhance the value of private property;

are the same activity and in the same community as a job creation project that was funded the previous year.

BASIS OF ASSISTANCE

Allowable Federal Contribution:

The Federal Contribution to a project is based upon a contribution to the wages of those who work on the project and an allowance to cover expenses and employee benefits related to the project's operation.

For further details refer to pages 4,5, and 6 of this guide.

Revenue earned during the operation of the project must be applied to reduce the federal contribution to project costs or to offset additional expenses above the allowable federal contribution.

Any capital assets purchased with federal funds must be disposed of at the end of the project in a manner acceptable to the Department of Manpower and Immigration.

Project employees will be covered by Workmens/Workers Compensation Insurance, however, these expenses should not be included in your budgeted expenditures as special arrangements will be undertaken on behalf of approved projects.

ADDITIONAL INFORMATION

(Local Offices)

Job Creation Branch

Canada Manpower Centre

Department of Manpower and Immigration

6. CANADA MANPOWER TRAINING PROGRAM

ADMINISTERED BY:

Department of Manpower and Immigration

ASSISTANCE TOWARDS

The provision of occupational training to increase individual's opportunity for employment. The institutional training portion of the program is composed of the following elements which involve the Provinces and Municipalities.

- Skill Training
- Apprentice Training
- Language Training
- Basic Training for Skill Development
- Work Adjustment Training

ELIGIBLE RECIPIENTS

Persons referred for training by Canada Manpower Centres.

Conditions and Procedures

General policy for the program is set by Federal-Provincial Adult Occupational Training Committee. The Provinces provide Canada with curriculum outlines, courses of study, training schedules, information on proposed changes and other materials relevant to evaluation training courses. Trainees are selected by local Canada Manpower Centres and attend courses given by Provincial and Municipal training institutions.

Each month, preliminary payments in respect of the preceding month are made by the Federal Government on the basis of costs estimated by the Provinces. After the close of each fiscal year, provincial claims based on actual costs incurred are submitted by the Provinces and audited, after which adjustment payments are made as necessary. The Agreements provide for regular consultation and revision of the program to suite it to current conditions.

BASIS OF ASSISTANCE

Canada pays for the provincial facilities and staff used in order to provide job-related in-school training for persons referred for such training by Canada Manpower Centres. The federal payments also cover administrative overhead costs incurred by the Province in providing this training. In addition, allowances are paid to individuals undergoing training.

REFERENCE

Adult Occupational Training Act,
Section 5 and 7
Adult Occupational Training Regulations

FURTHER INFORMATION

Mr. D. McCallum
Chief
General Training Division
Department of Manpower and Immigration
Room 710, Bourque Building
305 Rideau Street
Ottawa, Ontario K1A 0J9
Phone: (613)992-7476

7. INVOLVEMENT IN MUNICIPAL ADMINISTRATION

ASSISTANCE TOWARDS:

Training of students of municipal administration and planning in local government.

ELIGIBLE RECIPIENTS:

All municipalities, including municipal planning boards.

CONDITIONS AND PROCEDURES:

- 1) Students employed should be registered in an urban or regional planning program. Consideration may also be given to students in closely related courses.
- 2) Municipality will have a qualified senior staff member supervising and directing the student work program, which should ensure that the training will be beneficial towards the student's academic studies.
- 3) The number of students so employed is initially limited to the lesser of two of each class for any municipality, or the number employed in the previous year. New participants are initially limited to one student.
- 4) The deadline for the initial allotment of positions is April 1st each year.
- 5) Records and working papers used in compiling data used on final claim for reimbursement must be retained so costs may be verified.

BASIS OF ASSISTANCE:

80% of student's weekly salary, to a maximum of \$100 per student per week, for a period of 20 weeks.

After application has been approved an advance payment of 75% of the estimated reimbursable payroll costs as shown on the application will be processed to the municipality.

FURTHER INFORMATION:

Subsidies Branch
Local Government Services Division
Ministry of Treasury, Economics and
Intergovernmental Affairs
5th Floor, 56 Wellesley Street West
Toronto, Ontario M7A 1Y7
Phone: (416)965-2428

See Regional Offices Section

SECTION VII

PLANNING APPROVALS

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SECTION VII: PLANNING APPROVALS

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- .8 *Miscellaneous Approvals*

.1 OFFICIAL PLAN AND OFFICIAL PLAN AMENDMENT APPROVAL

ADMINISTERED BY:

Ministry of Housing, Plans
Administration Division

PURPOSE

To ensure that the concerns of municipal, regional, provincial and federal agencies are taken into account in official plans and amendments to official plans.

AUTHORITY

The Planning Act, Sections 14 and 17.

DESCRIPTION

Provincial

The Division receives official plans and amendments from one municipality or a group of municipalities, and reviews them in consultation with other agencies (local, provincial and federal) as well as adjacent municipalities and planning boards. The Minister can be asked to refer the document in whole or part to the Ontario Municipal Board for decision.

Municipal

The municipality must prepare and submit the official plan and/or amendment for approval of the Minister.

ADDITIONAL INFORMATION

Certain official plan approvals are delegated to Regional, Metropolitan and District Municipalities.

REFERENCE

Mrs. D.L. Santo
Director
Official Plans Branch
Plans Administration Division
56 Wellesley Street West, 7th Floor
Toronto, Ontario
Phone: (416)965-1497

.2 SUBDIVISION AND CONDOMINIUM PLAN APPROVAL

ADMINISTERED BY:

Ministry of Housing, Plans
Administration Division

PURPOSE

To ensure that the concerns of municipal, regional, provincial and federal agencies are taken into account in development plans for subdivisions and condominiums.

AUTHORITY

The Planning Act, Section 33
The Condominium Act, Section 24

DESCRIPTION

Provincial

The Division receives applications from developers and reviews them in consultation with other agencies. The applications are approved in principle, with or without modifications and conditions (draft approval) or rejected.

The Division ensures that the conditions have been fulfilled before granting final approval, permitting the registration of the plan.

Municipal

The recommendations and comments of the municipality are requested on each draft plan application. The municipality enters into a subdivider's agreement with the developer's following conditional approval of the plan, to ensure completion of engineering and drainage works, roads, servicing, landscaping, etc.

ADDITIONAL INFORMATION

The Minister delegates to Regional, Metropolitan and District Municipal Councils the authority to approve subdivision and condominium plan.

REFERENCE

Mr. R.C. Norberg
Director
Subdivisions Branch
Plans Administration Division
56 Wellesley Street West, 8th Floor
Toronto, Ontario
Phone: (416)965-5780

.3 MINISTER'S ZONING ORDERS

ADMINISTERED BY:

Ministry of Housing, Plans
Administration Division

PURPOSE

To control development in unorganized territories. To control development in municipalities where development pressures exist but the municipalities do not have sufficient planning controls. To impose controls pending the decision on future planning and developments of provincial interest, i.e. Parkway Belt, Haldimand-Norfolk, North Pickering community.

AUTHORITY

The Planning Act, Section 32.

DESCRIPTION

Provincial

Development activity is monitored across the province to determine the need for provincial zoning controls. Where these are deemed necessary, the Minister imposes an order. Individual applications for amendment to the order are reviewed by the Plans Administration Division.

Municipal

Zoning orders placed on municipalities are recinded when the municipalities pass an adequate municipal by-law under Section 35 of The Planning Act.

REFERENCE

Mrs. D.L. Santo
Director
Official Plans Branch
Plans Administration Division
56 Wellesley Street West, 7th Floor
Toronto, Ontario
Phone: (416)965-1497

.4 REVIEWING AND COMMENTING TO THE ONTARIO MUNICIPAL BOARD ON ZONING BY-LAWS

ADMINISTERED BY:

Ministry of Housing, Plans
Administration Division

PURPOSE

To advise the Ontario Municipal Board as to the conformity of proposed zoning by-laws within official plans and good planning standards.

AUTHORITY

Ontario Municipal Board - rules of procedure for by-laws passed under Section 35 of The Planning Act.

DESCRIPTION

Provincial

Staff comment to the Ontario Municipal Board on the conformity of zoning by-laws with the official plan (where one exists) and on the adequacy of the by-laws. Where a comprehensive by-law is involved, this program may involve the staff in discussion and correspondence with the municipality and its planners.

Municipal

The municipality must prepare the by-law, and submit it to the Ontario Municipal Board for approval.

ADDITIONAL INFORMATION

It is now expected that the Regional, Metropolitan and District Municipalities will also review their area municipalities by-laws passed under Section 35 of The Planning Act.

REFERENCE

Mrs. D.L. Santo
Director
Official Plans Branch
Plans Administration Division
56 Wellesley Street West, 7th Floor
Toronto, Ontario
Phone: (416)965-1497

.5 CONSENT APPLICATION APPROVAL

ADMINISTERED BY:

Ministry of Housing, Plans
Administration Division

PURPOSE

To ensure that the concerns of municipal, regional, provincial and federal agencies are taken into account on single-lot development applications, which occur by Minister's consent, rather than by plan of subdivision.

AUTHORITY

The Planning Act, Section 29

DESCRIPTION

Provincial

The Division receives applications for consent and reviews them, in consultation with several agencies. They are rejected or approved in principle with or without modifications or conditions. The Division assumes that the conditions have been fulfilled before granting consent, permitting registration.

Municipal

The municipality's recommendation regarding the application is usually requested before consent in principle is granted and the municipality is often asked to confirm that certain conditions have been filled before final consent is granted.

ADDITIONAL INFORMATION

The Minister's consent-granting authority is used in most of Northern Ontario. In most of Southern Ontario the Minister's authority has been delegated to local Committees of Adjustment and Regional and County Land Division Committees.

REFERENCE

Mr. R.C. Norberg
Director
Subdivisions Branch
Plans Administration Division
56 Wellesley Street West, 8th Floor
Toronto, Ontario
Phone: (416)965-5780

.6 DELEGATION OF CONSENT GRANTING AUTHORITY TO NORTHERN ONTARIO MUNICIPALITIES

A basic objective of the provincial government is to ensure that wherever possible, the municipal level of government is responsible for dealing with local matters. As part of this thrust the Planning Act was recently amended to enable the Minister of Housing to delegate his land severance approval responsibility to local authorities in Northern Ontario.

Under Section 30a and 30b of the Act*, the minister may now delegate consent granting authority to existing or newly-created planning boards or to district land division committees (LDC) which may be established within and adjacent to existing municipalities in Northern Ontario.

THE FIRST PHASE

In order to generate as much local control as possible as quickly as possible, the Ministry of Housing's initial efforts are designed to ensure that existing or newly-created planning boards acquire this consent granting authority.

This approach will enable the ministry to concentrate its resources in those areas where the consent activity is the heaviest and, generally, where the administrative requirements for taking on this authority can be accomplished most quickly.

PREREQUISITE OF DELEGATION

● For municipalities having approved official plans: adequate official plan consent policies are a prerequisite for delegation to the planning board.

Municipalities having such land severance policies in their official plans must submit a resolution of council to the Ministry of Housing requesting delegation of consent granting powers.

● For municipalities not having approved official plans: the policy requirement for consent delegation is for planning board to adopt land severance policies which are endorsed

by the minister. (Guidelines for the content of the land severance policy have been prepared by Ministry of Housing.)

The ministry is prepared to provide technical and financial assistance through its community planning advisory branch (CPAB) for preparation of such policies. Modifications deemed necessary to reflect local needs and conditions will be considered by the Ministry.

Municipalities without an approved official plan must submit a resolution of council adopting land severance policies as a minimum policy requirement.

PROCESS FOR DELEGATION TO PLANNING BOARDS

After receipt of a council resolution requesting delegation of consent granting powers, or adopting land severance policies, ministry staff from CPAB and operations and development control branch (ODCB) will arrange meetings with the planning boards and/or council to discuss the details of:

- Operating Procedures - under section 41 of The Planning Act, the Minister is empowered to prescribe operating procedures for delegated planning boards by regulation.
- Legal content of Ministerial Delegation Order.
- Land Severance Policies.
- Miscellaneous - accessory documents to be supplied by ODCB.

If agreement is reached, the Minister will sign a delegation order formally giving the consent approval responsibility to the specific planning board.

In addition, general notification will be made through:

- The press
- Ontario Land Surveyors
- Planning Consultants
- Local Municipalities
- MPP's
- Land register
- OMB
- Bell Canada
- Ontario Hydro
- Key provincial agencies.

PENDING APPLICATIONS

Any applicants who cannot finalize their applications prior to the delegation date, will have to re-apply to the appropriate delegated authority. The ministry will inform all applicants with pending applications of the Impending delegation date at least 60-days in advance.

These outstanding applications may include:

- Those having consent-in-principle which have not been finalized because the deeds have not been made available for finalization or that approval conditions have not been met or
- Those awaiting the completion of circulation, or
- Those new applications recently received but not yet processed for circulation.

MONITORING

The ODCB will monitor all consents granted according to the Rules of Procedure for Consent Applications. The planning board will therefore be required to forward to the ministry the following:

- Statistics regarding severance activity, on a quarterly basis.
- An account of cost of severances incurred by the planning board.
- For an initial period of operation, copies of all decisions in accordance with section 42(11) of The Planning Act and the Rules of Procedure for Consent Applications.

FINANCIAL ASSISTANCE

Existing planning boards currently will be eligible to receive \$50 per application from the applicant. In addition to this, start-up grants for planning boards composed of organized municipalities will be made available.

Continuing assistance will be made available for planning boards to cover administrative costs resulting from applications made in unorganized municipalities within the planning area.

The province will make up the difference between the total operating cost and the application fee.

ADDITIONAL INFORMATION

Community planning advisory branch offices in Thunder Bay and Sudbry have complete details on procedures for the delegation of consent granting authority. For further information contact the branch manager at either office.

Operation and Development Control Branch,
Ministry of Housing,
56 Wellesley Street W., 7th. Flr.,
Toronto, Ontario
Phone: (416) 965-3328

or

Community Planning Advisory Branch,
North West Region,
435 James Street South,
Thunder Bay, Ontario P7C 5G6
Phone: (807) 475-1651
North East Region
758 La Salle Blvd. W.,
Sudbury, Ontario P3A 4V4
Phone: (705) 560-0120

*See Section X

.7 MONITORING CONSENT AND MINOR VARIANCE DECISIONS MADE BY COMMITTEES OF ADJUSTMENT AND LAND DIVISION COMMITTEES

ADMINISTERED BY

Ministry of Housing, Plans
Administration Division

PURPOSE

To ensure that provincial policies are being implemented by the Committees and to monitor local development.

AUTHORITY

The Planning Act, Section 42

DESCRIPTION

Copies of the applications and the decisions made by the Committee are forwarded to the Division, where they are recorded and undergo a planning review. The decision of the Committee may be appealed to the Ontario Municipal Board, if it is felt that provincial interests or good planning practices have been ignored. Alternatively, communication and educational discussions with the Committee members may occur.

ADDITIONAL INFORMATION

Regional, Metropolitan and District Municipalities also review the decisions of the Committees that operate within their boundaries.

REFERENCE

Consents

Mr. R.C. Norberg
Director
Subdivisions Branch
Plans Administration Division
56 Wellesley Street West, 8th Floor
Toronto, Ontario
Phone: (416)965-5780

Minor Variances

Mrs. D.L. Santo
Director
Official Plans Branch
Plans Administration Division
56 Wellesley Street West, 7th Floor
Toronto, Ontario
Phone: (416)965-1497

.8 MISCELLANEOUS APPROVALS

The Ministry of Housing's Plans Administration Division is also responsible for administering:

Part lot control, Section 23 of The Planning Act.

Validation of lots created in contravention of The Planning Act before March 19, 1973, Section 29A of The Planning Act.

Municipal acquisition and disposal of parkland, and use of monies acquired in lieu of parkland, Section 33 of The Planning Act.

Alteration, division, widening or stopping up of any highway or portion of a highway either on a registered plan of subdivision approved since March 27, 1946 or adjacent to a body of water, Sections 443 and 450 of The Planning Act.

Consent to alter or close road allowance on a registered plan of subdivision, Section 86 of The Registry Act.

REFERENCE

G.M. Farrow
Executive Director
Plans Administration Division
Ministry of Housing
56 Wellesley Street West
Toronto, Ontario
Phone: (416)965-3065

SECTION VIII

PROPERTY STANDARDS BY-LAWS

PROPERTY STANDARDS BY-LAW

A municipality may enact a property standards by-law prescribing minimum standards of maintenance and occupancy which will apply to all properties within the municipal boundaries. Such a by-law may be passed pursuant to Section 36 of The Planning Act, which provides the enabling legislation for municipalities to establish legal tools for the administration and enforcement of property maintenance and occupancy standards within their boundaries.

The purpose of a property maintenance program is to conserve and improve the existing housing and building conditions, thereby improving the physical environment in which people must live and work. The conservation and improvement of physical structures has become increasingly important as a preferred alternative to a more costly form of renewal which formerly necessitated the demolition, clearance and rebuilding of structures.

Maintaining and preserving housing and other physical structures in communities across the province is vitally important as a means of preventing the spread of blight which might otherwise become entrenched in homes and neighbourhoods and spread to other parts of a community.

Although most properties in Ontario municipalities are adequately maintained, there are instances in every community of properties that require some attention--yards may be littered with rubbish or abandoned vehicles, and houses and other non-residential properties may have some structural defects or may need painting and cleaning up.

General conditions of property also show some variation from one region to another within the Province. In order to reflect the individual differences between municipalities, the standards adopted for the maintenance and upgrading of property must be tailored to suit local conditions and should reflect the goals and aims of the community in this regard.

A municipality deciding to enact a property standards by-law will be able to govern the maintenance and occupancy of

all types of property within its jurisdiction including residential, commercial, public, industrial, institutional, and even vacant properties. The first step a municipality should take is to ensure that the Official Plan contains provisions for a property standards by-law or to draw up an amendment to the Official Plan to cover this. For municipalities not having an Official Plan, a policy statement must be drawn up containing property maintenance provisions. Once either the Official Plan amendment or the policy statement has been approved by the Minister of Housing, the municipality may draft a property standards by-law. After submitting the by-law to the Community Renewal Branch of the Ministry of Housing for comments, the municipality may pass the by-law through three readings of Council.

The actual maintenance and occupancy standards which are incorporated into the by-law for an individual community will consist of some standards which are of a general nature and which would apply to most structures, such as those standards relating to the basic structural soundness of foundations, walls, and roofs. Other standards in the by-law may be adjusted somewhat to suit local conditions.

The advantage to a municipality of enacting a property standards by-law is that the by-law is a legal instrument giving the municipality legal powers to ensure that adequate repairs and maintenance works are carried out on a continuing basis throughout the community. It is a permanent document which is intended to cover not only all existing structures, but which will also apply to all new construction in the future. This will ensure that even new buildings will continue to remain in good condition over the years and will not begin to deteriorate because of lack of maintenance.

The property standards by-law is also at the heart of several of the programs which are currently administered by the Community Renewal Branch. Such a by-law is required for a municipality to participate in the Neighbourhood Improvement

PROPERTY STANDARDS BY-LAW CONTINUED

Program, the Residential Rehabilitation Assistance Program, the Downtown Revitalization Program and the Ontario Home Renewal Program (Rental). Municipalities participating in the Ontario Home Renewal Program (Homeowners') at present have the option of adopting a property standards by-law or of adopting minimum property standards by resolution of Council. The possibility exists that the property standards by-law may become a requirement of O.H.R.P. in the near future.

A TYPICAL PROPERTY STANDARDS BY-LAW

Purpose:

To establish minimum standards of maintenance and occupancy for all property.

Authority:

Section 36 of The Planning Act.

Prerequisite:

- Either a) A municipality's Official Plan must contain provisions relating to M. & O. or Official Plan must be amended, or
b) If no Official Plan, municipality must adopt Policy Statement for M. & O.

Both require Minister's approval.

By-Law:

- Passed through three readings of Council.
-covers all aspects of a structure

Administration:

- Objective is to encourage proper maintenance and repair of buildings.
-Important for Property Standards Officer to use tact and good judgment.
-Municipal property should be well maintained (works yards, sidewalks, curbs, etc.).

MINIMUM REQUIREMENTS OF A PROPERTY STANDARDS BY-LAW

1) Preamble:

Minimum standards to cover all property.

2) Definitions

3) Yards:

- Remove rubbish and debris
- Remove derelict vehicles
- Drainage

4) Walks, Steps Afford Safe Passage

5) Fences and Accessory Buildings:

- In good repair
- Weatherproof

6) Garbage Disposal:

- Storage and removal from property

MAINTENANCE OF BUILDINGS

7) Pest Prevention:

- Building kept free of rodents, vermin, insects.

8) Basements, Cellars:

- Ventilation
- Drainage

9) Foundations:

- In good repair, structurally sound
- Water and damp-proof

10) Structurally Sound:

- Every part of a building structurally sound
- Damaged or rotted materials repaired or replaced.

11) Exterior Walls:

- Protected from deterioration due to weather and insects
- Waterproof joints
- Exterior finish (paint, etc.)

12) Roofs:

- Watertight

PROPERTY STANDARDS BY-LAW CONTINUED

13) Dampness:

- Interior floors, ceilings and walls kept free from dampness

14) Doors and Windows:

- In good repair
- Weatherproof
- Capable of being locked
- Weather stripping

15) Stairs and Porches:

- Free of holes, cracks, defects
- Treads and risers repaired

16) Egress:

- Separate access for each dwelling unit
- Secondary means of egress
- Approval of local Fire Chief

17) Handrail:

- On open side of stairways and stairwells

18) Walls and Ceilings:

- Free of holes, cracks, loose coverings
- Clean
- Fire separations maintained
- Thermal insulation

19) Floors:

- Smooth, level
- Defective floor boards replaced
- Worn covering replaced
- Water resistant flooring in bathrooms

20) Cleanliness:

- Every floor, wall, ceiling, and fixture

21) Water:

- Safe and adequate supply of potable water
- Adequate water supply to sink, bathtub, toilet, shower

22) Sewage System:

- Sanitary facilities connected to approved disposal system

23) Plumbing:

- In good working order
- Free of leaks and defects

24) Toilet, Kitchen and Bathroom Facilities:

- Kitchen sink
- Water closet
- Wash basin
- Bathtub or shower

25) Kitchens:

- Sink, storage, counter top, space for stove and refrigerator
- Clear space above cooking surface

26) Heating System:

- Approved heating system
- Maintained in good working condition
- Approved connections with fuel
- Fuel storage
- Flues, vents, chimneys

27) Electrical Service:

- Comply with Ontario Hydro regulations

28) Light:

- Windows
- Lighted public stairs and halls

29) Ventilation

30) Occupancy Standards

- eg. 1 person per 100 sq. ft. of habitable room floor area

31) Administration and Enforcement

SECTION IX

REGIONAL/DISTRICT OFFICES

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SECTION IX: REGIONAL/BRANCH OFFICES

1. *Ministry of Housing:*
 - .1 *Community Renewal Branch*
 - .2 *Community Housing Branch*
 - .3 *Community Planning Advisory Branch*
 - .4 *Official Plans Branch*
 - .5 *Subdivisions Branch*
 - .6 *Housing Operations Branch
(Ontario Housing Corporation)*
2. *Ministry of Community and Social Services:*
 - .1 *Regional Offices*
 - .2 *Day Nurseries Branch*
 - .3 *Children's Services Branch*
 - .4 *Senior Citizens Branch*
3. *Ministry of Culture and Recreation:*
 - .1 *Regional Offices*
 - .2 *Sports and Recreation Bureau*
 - .3 *Citizenship Branch*
4. *Ministry of Transportation and Communication:*
 - .1 *Municipal Transportation Branch*
5. *Ministry of Treasury, Economics, and Intergovernmental Affairs*
6. *Department of the Secretary of State:*
 - Citizenship Branch*

L. MINISTRY OF HOUSING

1.1 COMMUNITY RENEWAL BRANCH

Mr. J.F. Brown, Director
Community Renewal Branch
Ministry of Housing
60 Bloor Street West
8th Floor
Toronto, Ontario
M4W 3K7

Phone (416) 965-2826

George Przybylowski
Executive Assistant to the Director

Ms. Sylvia Davis
Manager, Program Operations
965-2826

NORTHERN REGION

Steve Cheetham
Senior Community Renewal Officer
965-0523

Scott Cline
Community Renewal Officer
965-0523

Judy Fitzgerald
Community Renewal Officer
Sault Ste. Marie
254-1081

CENTRAL EAST REGION

Dan Saunders
Senior Community Renewal Officer
965-0523

Earl Miller
Community Renewal Officer
965-0523

Mark Seasons
Community Renewal Officer
965-0523

SOUTHWEST REGION

Mark Emmerson
Senior Community Renewal Officer
965-0523

Sally Hannon
Community Renewal Officer
965-0523

Mr. Henry J. Herrmann
Manager, Branch Administration
965-2826

Ms. Katherine Rocha
Assistant Manager
Branch Administration
965-2826

Mr. H.S. Grewal
Manager, Program Planning and
Development
965-2826

Ms. Rosemary Ford
Senior Advisor
Property Standards
965-2826

SOUTHWEST REGION

Mirko Lakoseljic
Community Renewal Officer
965-0523

Ministry of Housing (cont'd)

1.2 COMMUNITY HOUSING BRANCH

Branch Address:

Mr. G.H. Tonkin
Executive Director
Community Housing Branch
Ontario Ministry of Housing
101 Bloor Street West, 12th Floor
Toronto, Ontario
(416)965-9793

For Development Matters:

NORTH REGION

David Peters
Acting Regional Director
(416)965-9045

Algoma
Kenora
Nipissing
Parry Sound
Sudbury
Thunder Bay
Timiskaming

CENTRAL/EAST REGION

W.G. Barrett
Acting Regional Director
(416)965-9652

Coordinators:
(416)965-9643

Dufferin
Durham
Frontenac
Lanark
Metro Toronto
Muskoka
Ottawa
Peel Region
Renfrew
Simcoe
York

Coordinators:
(416)965-9646

Haliburton
Hastings
Leeds-Grenville
Lennox-Addington
Northumberland

Ottawa-Carleton
Peterborough
Prescott-Russell
Prince Edward
Stormont-Dundas-Glengarry
Victoria

SOUTH/WEST REGION

Terry Garland
Acting Regional Director
(416)965-9652

Coordinators:
(416)965-9652

Lambton

Coordinators:
(416)965-9753

Hamilton-Wentworth
Niagara

Coordinators
(416)965-9654

Brant
Bruce
Elgin
Essex
Grey
Haldimand-Norfolk
Halton
Huron
Kent
Middlesex
Oxford
Perth
Waterloo
Wellington

For Property Management Matters:

T.A. Talbot
Branch Manager
Northern Ontario Branch
907 Lorne Street
Sudbury, Ontario
(705)675-8351

F.H. Peters
Branch Manager
Eastern Ontario Branch
1 Nicholas Street, 11th Floor
Ottawa, Ontario
(613)237-0612

Ministry of Housing (cont'd)

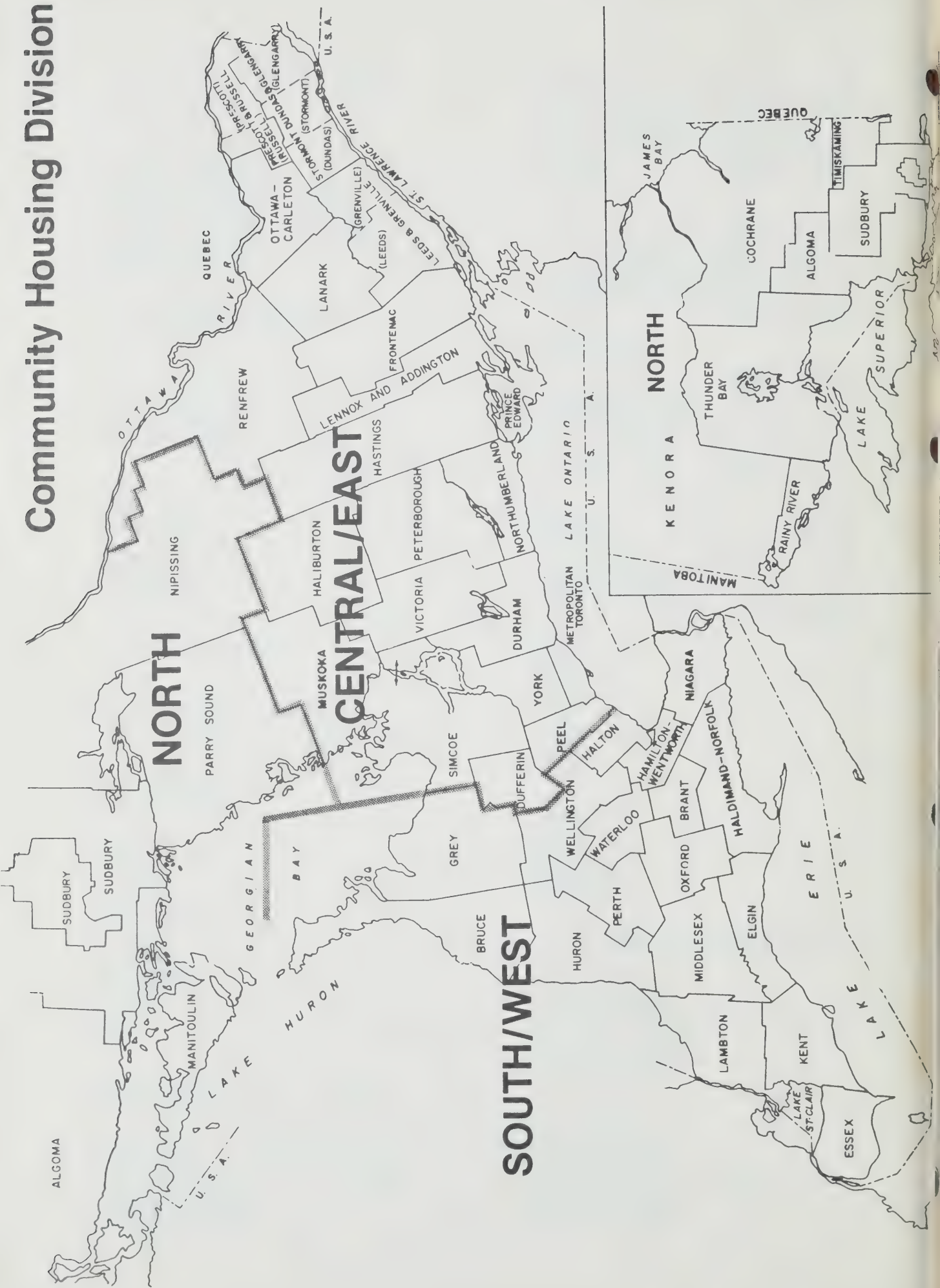
J.V. Sutherland
Branch Manager
Central Ontario Branch
47 Sheppard Avenue East
Toronto, Ontario
(416)226-9150

F. Challoner
Branch Manager
Southern Ontario Branch
55 Hess Street (Penthouse)
Hamilton, Ontario
(416)527-9216

J.V. Cook
Branch Manager
South Western Ontario Branch
Court House and Registry Office
80 Dundas Street West
London, Ontario
(519)679-7110

A.B. Cox
Branch Manager
Northwestern Ontario Branch
435 James Street South
Thunder Bay, Ontario
(807)475-1465

Community Housing Division



Ministry of Housing (cont'd)

1.3 COMMUNITY PLANNING ADVISORY BRANCH

HEAD OFFICE

Mrs. Anne Beaumont
Director
Community Planning Advisory Branch
Ministry of Housing
60 Bloor Street West, 8th Floor
Toronto, Ontario
(416)965-3352

REGIONAL OFFICES

Central Region:

Community Planning Advisory Branch
47 Sheppard Avenue East
Willowdale, Ont. M2N 2Z8
Telephone: (416)226-1851 or 226-1855
(Manager: Jennifer Darrell)

Southeastern Region:

Community Planning Advisory Branch
244 Rideau Street
Ottawa, Ont. K1N 5Y3
Telephone: (613)233-9301
(Manager: Barry Gardiner)

Southwestern Region:

Community Planning Advisory Branch
495 Richmond Street
London, Ontario N6A 5A9
Telephone: (519) 673-1611
(Manager: Louis Spittal)

Northeastern Region:

Community Planning Advisory Branch
758 LaSalle Blvd. West
Sudbury, Ontario P3A 4V4
Telephone: (705) 560-0120
(Manager: Krys Sowa)

Northwestern Region:

Community Planning Advisory Branch
435 James Street S.
Box 5000
Thunder Bay, Ont. P7C5G6
Telephone: (807)475-1651
(Manager: Kenneth Bauman)

Ministry of Housing cont'd)

1.4 OFFICIAL PLANS BRANCH

Ms. Diane L. Santo
Director
Official Plans Branch
Plans Administration Division
Ministry of Housing
56 Wellesley Street West, 7th Floor
Toronto, Ontario
(416)965-1497

SOUTH WEST REGION

Mr. Grant Morris
Senior Planner
965-2321

EASTERN REGION

Mr. Wm. Dolman
Senior Planner
965-2321

CENTRAL REGION

Mr. Satish Dhar
Senior Planner
965-2215

CENTRAL CORE

Mrs. Marilyn Bergman
Senior Planner
965-1232

NORTHERN REGION

Mr. Chris Stoyanovich
Senior Planner
965-7811

Ministry of Housing (cont'd)

1.5 SUBDIVISIONS BRANCH

BRANCH OFFICE

Mr. R.C. Norberg
Director
Subdivisions Branch
Plans Administration Division
Ministry of Housing
56 Wellesley Street West, 8th Floor
Toronto, Ontario
(416)965-5506

WEST REGION

Curt Halen
Senior Planner
965-7818

METRO CENTRAL REGION

Susan Taylor
Senior Planner
965-5734

EAST REGION

John Brown
Senior Planner
965-7831

NORTH REGION

Jim Thurgood
Senior Planner
965-6495

Ministry of Housing (cont'd)

1.6 HOUSING OPERATIONS BRANCH
ONTARIO HOUSING CORPORATION

METRO TORONTO

Mrs. B. Niddrie
Director
Housing Operations Branch (Metro)
101 Bloor Street West, 9th Floor
Toronto, Ontario
(416)965-9434

ONTARIO

Mr. H.E. Stimpson
Director
Housing Operations Branch (Ontario)
101 Bloor Street West, 9th Floor
Toronto, Ontario
(416)965-9733

CONTRACT MANAGEMENT PROGRAMMES

Mr. K. Wallace
Manager
965-9730

DISTRICT OFFICES

DIST "A"
33 Belshaw Place
Mgr: M. McAusland 366-7851

DIST "B"
90 Parma Court
Mgr: P. Peterson 751-1037

DIST "C"
3181 Eglinton Ave. E.
Mgr: E. Durnan 261-7297

DIST "D"
55 Greenbrae Circuit
Mgr: J. Darcy 438-0211

DIST "E"
275 Shuter St.
Mgr: A. Parody 366-7768

DIST "F"
30 Falstaff
Mgr: F. Kelk 247-5395

DIST "G"
12 Flemington Road
Mgr: J.D. Davidson 789-7581

DIST "H"
232 Jamestown Cres
Mgr: K. Jorgensen 742-6401

DIST "I"
2743 Victoria Park Avenue
Mgr: G.W. Buckley 499-4510

DIST "J"
3725 Dundas Street West
Mgr: C. Sweet 766-3425

BRANCH OFFICES

NORTHERN ONTARIO BRANCH
907 Lorne Street
Sudbury, Ontario
Mgr: T.A. Talbot 675-8351

NORTHWESTERN ONTARIO BRANCH
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Thunder Bay, Ontario
Mgr: A.B. Cox 475-1465

EASTERN ONTARIO BRANCH
1 Nicholas Street
Ottawa, Ontario
Mgr: F.H. Peters 237-0612

CENTRAL ONTARIO BRANCH
47 Sheppard Ave. E.
Toronto, Ontario
Mgr: J.V. Sutherland 226-9150

SOUTHERN ONTARIO BRANCH
55 Hess Street (Penthouse)
Hamilton, Ontario
Mgr: F. Challoner 527-9216

SOUTHWESTERN ONTARIO BRANCH
80 Dundas Street W.
London, Ontario
Mgr: J.V. Cook 679-7110

2. MINISTRY OF COMMUNITY AND SOCIAL SERVICES

2.1 REGIONAL OFFICES

NORTHERN ONTARIO

Serving the Districts of Kenora and Rainy River

Keewatin-Kenora
District Office
104 Government Road
Box 429
Keewatin POX ICO
Telephone: (807)547-2801

Serving the District of Thunder Bay

Thunder Bay District Office
1200 Walsh Street West
Thunder Bay P7E 4X4
Telephone: (807) 475-1245

Serving the Districts of Cochrane and Temiskaming

Kirkland Lake District Office
8 Hudson Bay Avenue
Box 398
Kirkland Lake P2N 3J1
Telephone: (705) 567-3391

Serving the Districts of Muskoka, Nipissing and Parry Sound

North Bay District Office
222 McIntyre Street West
Suite 408
Box 327
North Bay P1B 2Y8
Telephone: (705) 474-3540

Serving the District of Algoma

Sault Ste. Marie District Office
123 March Street
Box 68
Sault Ste. Marie P6A 5L2
Telephone (705)256-5666

Serving the Districts of Manitoulin and Sudbury

Sudbury District Office
127 Cedar Street
3rd Floor
Sudbury, Ont. P3E 4S6
Telephone: (705) 674-3151 Ext.271

SOUTHERN ONTARIO

Serving the Counties of Hastings, Lennox and Addington, Northumberland and Prince Edward

Belleville District Office
14 Bridge St. West
Box 816
Belleville K8N 5B5
Telephone: (613)962-9562

Serving the Counties of Prescott and Russell, and Stormont, Dundas and Glengarry

Cornwall District Office
132 Second St. E.
Box 1358
Cornwall K6H 5V4
Telephone: (613)932-3381

Serving the Counties of Frontenac, Leeds and Grenville

Kingston District Office
1055 Princess Street
Suite 103
Kingston K7L 4Y3
Telephone: (613)544-6206

Serving the Counties of Haliburton, Peterborough, Victoria and the Regional Municipality of Durham

Lindsay District Office
322 Kent St. West
Lindsay K9V 4S9
Telephone: (705)324-6128

Serving the Counties of Renfrew, Lanark and the Regional Municipality of Ottawa-Carleton

Ottawa District Office
2197 East Riverside Drive
Room 201
Ottawa K1H 7X3
Telephone: (613)737-5520

Serving Metropolitan Toronto

Toronto District Office
110 Eglinton Avenue West
Toronto M4R 2C9
Telephone: (416)487-4392

Ministry of Community and Social Services (cont'd)

Serving the Counties of Dufferin,
Simcoe, Bruce, Grey

Barrie District Office
The Civic Square Tower
70 Collier Street 5th Floor
Barrie L4M 4Z2
Telephone: (705)737-1311

Serving the Regional Municipalities
of Peel and York

York Peel District Office
20 Nelson Street West
Suite 201
Brampton L6X 2M5
Telephone: (416)453-3181

Serving the Counties of Brant, Norfolk
and Regional Municipalities of
Hamilton-Wentworth, Halton, Haldimand

Hamilton District Office
100 Main Street East
39th and 40th Floor
Hamilton L8N 3N9
Telephone: (416)526-9300

Serving the Counties of Elgin, Middle-
sex, Oxford, Huron and Perth

London District Office
495 Richmond Street
London N6A 5A9
Telephone: (519)438-5111

Serving the Regional Municipality of
Niagara

St. Catharines District Office
110 James Street
Box 176
St. Catharines L2R 6S4
Telephone: (416)688-3022

Serving the Counties of Waterloo and
Wellington

Waterloo District Office
75 King St. S.
Suite 501
Waterloo N2J 1P2
Telephone: (519)886-4700

Serving the Counties of Essex, Kent
and Lambton

Windsor District Office
2090 Wyandotte Street East
3rd Floor
Windsor N9A 3H5
Telephone: (519)254-1651

Ministry of Community and Social Services (cont'd)

2.2 DAY NURSERIES BRANCH

Mrs. J. Stevenson
Assistant Director
Program Development
7th Floor, Hepburn Block
965-5095

J. Heywood
Financial Officer
7th Floor, Hepburn Block
965-5095

Mrs. E. Roberts
Coordinator
Indian Nurseries and Private Home Day
Care
965-5095

J. Hayes
Day Care Expansion Project Co-
ordinator
965-5095

Mrs. B. Cummings
Consultant Programs for Handicapped
965-5095

Ministry of Community and Social Services (cont'd)

2.3 CHILDREN'S SERVICES BUREAU

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Director
7th Floor
Hepburn Block
Toronto, Ontario
965-0176

Miss E. Stapleford
Special Consultant on Early Childhood
Education
965-5092

A. Dellio
Executive Officer
7th Floor, Hepburn Block
Toronto, Ontario
965-5091

S. Charko
Supervisor, Field
965-7006

Child Welfare Supervisors

S. Manville	965-7007
P. Siemens	965-7008

Adoption Coordinator

Mrs. V. Leach	965-2802
---------------	----------

Today's Child

Miss H. Allen	965-6559
---------------	----------

Review Unit

Mrs. R. Powell	965-4881
----------------	----------

Records

Miss A. Lott	965-4895
--------------	----------

2.4 CHILDREN'S AND YOUTH INSTITUTIONS

7th Floor
Hepburn Block

Miss G. Davenport
Assistant Director
965-1818

Child Welfare Supervisors

Miss O. Danylak	965-1818
Miss M. Lugsdin	965-1818
L. Wilson	965-1818

J. Stevens	
Financial Officer	965-1818

Ministry of Community & Social Services (cont'd)

2.5 SENIOR CITIZEN'S BUREAU

NORTHWESTERN AREA

L. Crawford
Executive Director
801 Bay Street, 6th Floor
Toronto, Ontario

A. Johanson
District Director
104 Government Road
Kenora, Ontario
Box 429 Keewatin
POX 1C0
547-2801

M.L. Graver
District Director
1200 W. Walsh Street
Thunder Bay
577-1171

WESTERN AREA

H.A. Willems
Executive Director
Hepburn Block, 6th Floor
Toronto
965-9505

J. McReynolds
District Director
110 Dunlop Street East
Room 201, Box 910
Barrie, Ontario
726-8250

L.E. Strang
District Director
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Suite 525
P.O. Box 870
Hamilton, Ontario
526-9300

D. Cornish
District Director
Waterloo Square, 5th Floor
75 King Street S.
Waterloo, Ont.
579-3130

J.M. Hamilton
District Director
495 Richmond St. 6th Floor
London, Ontario
438-5111

E. Desiri
District Director
110 James St. Box 176
St. Catharines, Ont.
688-3022

D.J. Rooney
District Director
2090 Wyandotte St. East
Windsor, Ontario
254-1651

M.J. Kinder
District Director
20 Nelson St. Suite 201
York-Peel (Brampton)
453-3181

METRO CENTRAL

Mrs. E.J. Etchen
Executive Director
1 St. Clair Ave. W.
Toronto, Ontario
965-8449

F. Purificati
District Director
110 Eglinton Avenue W.
Toronto, Ont.
965-1503

NORTHEASTERN AREA

Dr. C.J. Williams
Executive Director
801 Bay Street, 6th Floor
Toronto, Ontario
965-8457

C.D. Hill
District Director
222 McIntyre St. W.
Suite 408, Box 327
North Bay
474-3540

Ministry of Community & Social Services (cont'd)

J.D. MacDonald
District Director
123 March St. Box 68
Sault Ste. Marie
256-5666

J.F. Horricks
District Director
2197E Riverside Drive
Room 201
Ottawa, Ontario
737-5520

B. Belanger
District Director
127 Cedar Street
Drawer 112C
Sudbury
674-3151

R.A. Rivard
District Director
8 Hudson's Bay Ave.
Box 398
Kirkland Lake
567-3391

EASTERN AREA

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Toronto, Ontario
965-8451

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District Director
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Box 816
Belleville
968-3506

M. Charron
District Director
132 Second St. E.
Box 1358
Cornwall, Ontario
932-3381

J. Dahl
District Director
1055 Princess St. Box 970
Kingston
544-6206

G. Lethbridge
District Director
322 Kent St. W.
Lindsay
324-6128

3. MINISTRY OF CULTURE AND RECREATION

3.1 REGIONAL OFFICE

NORTHWESTERN REGION

Regional Manager
435 James Street South
Box 5000
Thunder Bay "F", Ontario
P7E6E3 (807)475-1255
Serving: District of Thunder Bay and
Northern Isolated Communities.

District Office
Field Consultant
8 King Street
Dryden, Ontario
P8N 1B1 (807)223-2271
Serving: Dryden and surrounding area.

NORTHEASTERN REGION

Regional Manager
222 McIntyre Street West
3rd Floor
Box 327
North Bay, Ontario
P1B 2Y8 (705)474-3821
Serving: Districts of Muskoka,
Nipissing and Parry Sound, North Bay.

District Office
Field Consultant
1760 Regent Street South
Sudbury, Ontario
P3F 3Z8 (705)674-3151
Serving: Sudbury, Manitoulin, Cochran,
Temiskaming.

District Office
Field Consultant
123 March Street
Box 63
Sault Ste. Marie, Ontario
P6A 2Z5 (705)256-2200
Serving: Sault Ste. Marie, Algoma

EASTERN REGION

Regional Manager
Rideau Trust Building
11th Floor, Room 1116
1 Nicholas Street
Ottawa, Ontario
K1N7B7 (613)232-1116
Serving: Renfrew, Lanark, Counties of
Prescott and Russell, United Counties
of Dundas, Stormont and Glengarry,
Regional Municipalities of Ottawa-
Carleton and Northern Grenville.

District Office
Field Consultant
1055 Princess Street
Box 970
Kingston, Ontario
K7M 1X4 (613)544-6206
Serving: Counties of Frontenac, Lennox
and Addington, Leeds, Kingston and
Islands, and South Grenville.

District Office
Field Consultant
14 Bridge Street West
Box 816
Belleville, Ontario
K8P 1H7 (613)968-3255
Serving: Hastings and Prince Edward
County

WESTERN REGION

Regional Manager
495 Richmond Street
5th Floor
London, Ontario
N6A 5A9 (519)438-2947
Serving: Middlesex, Perth, Huron,
Lambton, Kent, Oxford and Elgin
Counties.

REGIONAL OFFICES

WESTERN REGION

District Office
Field Consultant
2090 Wyandotte Street East
Windsor, Ontario
N8E 1E6 (519)254-1651
Serving: Windsor and Essex County

Ministry of Culture & Recreation (cont'd)

District Office
Field Consultant
374 Seventh Avenue
Hanover, Ontario
N4N 2H9 (519)254-1651
Serving: Grey and Bruce Counties

WEST CENTRAL REGION

Regional Manager
1083 Barton Street East
2nd Floor
Hamilton, Ontario
L8L 3E2 (416)549-2471
Serving: Regional Municipalities of
Hamilton-Wentworth, Niagara,
Haldimand-Norfolk, Halton and
Counties of Wellington and Dufferin

District Office
Field Consultant
Waterloo Square, Suite #501
Waterloo, Ontario
N2J 1P2 (519)579-3130
Serving: Regional Municipalities of
Waterloo and County of Brant

CENTRAL EAST REGION

Regional Manager
863 Bay Street
3rd Floor
Toronto, Ontario
M7A 2R9 (416)965-0283
Serving: Metropolitan Toronto
Regional Municipalities of Durham,
Northumberland, Peterborough,
Victoria and Haliburton, Borough of
York and North York, Caledon, Peel,
Borough of Etobicoke, East York and
Scarborough.

CENTRAL WEST REGION

District Office
Field Consultant
70 Collier Street
Box 910
Barrie, Ontario
L4M 4Z2 (705)737-1311
Serving: York, Simcoe, Muskoka and
Haliburton

Ministry of Culture & Recreation (cont'd)

3.2 SPORTS & RECREATION

NORTHWESTERN

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Thunder Bay
P7B 2S6
344-9601

M. Furlong
8 King Street
Dryden, Ontario
P8N 1B1
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NORTHERN

K. Ward
Assistant Superintendent
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P1B 2Y8
474-3540

Terry Gibeau
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Sudbury, Ontario
P3E 3Z8
674-3141 Ext. 277

Lance Bisch
123 March Street
Box 68
S.S. Marie
P6A 5L2
256-2200/09

SOUTHWESTERN

T. Rankin
Assistant Superintendent
495 Richmond Street
5th Floor
London, Ontario
N6A 5A9
438-5111

W. Houston
Waterloo Square
Suite 501
Waterloo, Ontario
N2J 1P2

B. Bitton
374 Seventh Avenue
Hanover, Ontario
N4N 2H9
364-1626

CENTRAL

A1 Argent
Assistant Superintendent
400 University Avenue
23rd Floor
Toronto, Ontario
M7A 1H9
965-6311

D. O'Connor
70 Collier Street
4th Floor
Box 910
Barrie, Ontario
L4M 2Y6
737-1311

W. Hutchison
135 James Street S.
Suite 425, Box 870
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526-9300

EASTERN

G. Wells
Assistant Superintendent
1 Nicholas Street
11th Floor, Room 1116
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232-1116

Lorne Williams
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P.O. Box 816
Belleville, Ontario
K8N 5B5
968-3506

Ken Carter
Box 970, 1055 Princess Street
Kingston, Ontario
544-6206

Ministry of Culture & Recreation (cont'd)

3.3 CITIZENSHIP BRANCH

THUNDER BAY

221 Bay Street
Thunder Bay, Ontario
P7B 1R1
(807)345-6570

WINDSOR

374 Ouellette Avenue
Windsor, Ontario
M9A 1A8
(519)252-1191

HAMILTON

135 James Street South
Room 425
Hamilton, Ontario
L8N 3N9
(416) 527-4553

OTTAWA

1 Nicholas Street
Room 1116
Ottawa, Ontario
K1N 7B6
(613) 236-2391

4. MINISTRY OF TRANSPORTATION AND COMMUNICATIONS

4.1 MUNICIPAL TRANSPORTATION BRANCH

CENTRAL REGION

C.R. Wilmot
Regional Director
3501 Dufferin Street
Toronto, Ontario

NORTHERN REGION

A. McConnell
Regional Director
P.O. Box 3030
McKeown Avenue
North Bay, Ontario

EASTERN REGION

P.D. Billings
Regional Director
355 Counter Street
Postal Bay 4000

NORTHWESTERN REGION

W.D. Neilipovitz
Regional Director
Postal Station "F"
P.O. Box 1177
801 West Walsh Street
Thunder Bay, Ontario

SOUTHWESTERN REGION

G. Wetherell
Regional Director
335 Saskatoon Street
P.O. Box 6338
Postal Station "D"
London, Ontario

5. MINISTRY OF TREASURY, ECONOMICS AND INTERGOVERNMENTAL AFFAIRS

5.1 REGIONAL OFFICES

CENTRAL ONTARIO REGIONAL OFFICE

Director
2nd Floor
47 Sheppard Avenue East
Willowdale (416)226-6578
Serves: Regional Municipalities of
Durham, Haldimand-Norfolk, Halton,
Peel, Hamilton-Wentworth, Niagara,
Waterloo; and Counties of Brant,
Dufferin, Northumberland, Peter-
borough and Wellington.

Sub-Office
15B Matchedash Street
Orillia (705)325-6144
Serves: Regional Municipality of
Muskoka, and Counties of Haliburton,
Simcoe and Victoria

EASTERN ONTARIO REGIONAL OFFICE

Director
244 Rideau Street
Ottawa K1N 5Y3 (613)232-9446
Serves: Regional Municipality of
Ottawa-Carleton, and Counties of
Frontenac, Leeds and Grenville,
Lennox and Addington, Prescott and
Russell, Renfrew, Stormont, Dundas
and Glengarry, Prince Edward and
Hastings.

SOUTHWESTERN ONTARIO REGIONAL OFFICE

Director
7th Floor, 495 Richmond Street
London N6A 5A9 (519)438-7255
Serves: Counties of Bruce, Elgin,
Essex, Grey, Huron, Kent, Lambton,
Middlesex, Oxford, Perth.

NORTHEASTERN ONTARIO REGIONAL OFFICE

Director
1349 Lasalle Boulevard
Sudbury P3A 1Z2 (705)566-0901
Serves: Districts of Algoma, Cochrane
Manitoulin, Parry Sound, Nipissing,
Sudbury, Timiskaming.

NORTHWESTERN ONTARIO REGIONAL OFFICE

Director
435 James Street South
P.O. Box 5000
Thunder Bay P7C 5G6 (807)475-1621
Serves: Districts of Kenora, Rainy
River, Thunder Bay.

6. DEPARTMENT OF THE SECRETARY OF STATE

CITIZENSHIP BRANCH - ONTARIO REGION

OTTAWA

77 Metcalfe Street,
Room 306
Ottawa, Ontario
K1P 5L6

TORONTO

Rosanna Scott, Senior Social
Development Officer,
60 St. Clair Avenue East,
Room 602,
Toronto, Ontario
M4T 1N5

HAMILTON

Dave McLean, Senior Social
Development Officer,
150 Main Street,
Room 504,
Hamilton, Ontario
L8P 1H8

LONDON

Peter Globensky, Senior Social
Development Officer,
451 Talbot Street,
Main Floor,
London, Ontario
N6A 3E3

SUDBURY

Kenneth C. Alexander, Senior
Social Development Officer,
19 Lisgar Street,
Room 320,
Sudbury, Ontario
P3E 3L4

TIMMINS

Gerald Delisle, Senior Social
Development Officer,
Timmins
P.O. Box 712

THUNDER BAY

Mike Mc Millan, Senior Social
Development Officer,
240 Syndicate Avenue South,
2nd. Floor,
Station 'F',
Thunder Bay, Ontario
P7E 1C8

SECTION X

SUMMARY OF RELEVANT HOUSING AND PLANNING LEGISLATION

NOTE:

Exerpts of Housing and Planning Legislation are included in this section for convenience only. For accurate reference, recourse should be had to the original legislative texts.

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2. *Notes on Redevelopment - Section
22 of The Planning Act*
3. *Notes on Maintenance and Occupancy
By-laws - Section 36 of The
Planning Act*
4. *Section 361 of The Municipal Act*
5. *Ontario Heritage Act, 1974*
6. *RE: Delegation of Consent
Granting Authority - Section
30a and 30b of The Planning Act*

1. NOTES ON THE STATUTORY FRAMEWORK FOR LAND ASSEMBLY AND HOUSING DEVELOPMENT

1.1 LAND ACQUISITION TO IMPLEMENT AN OFFICIAL PLAN

A. Powers Under The Planning Act, 1974.

Section 21(1):

For the purposes of developing any feature of the Official Plan, a municipality may at any time, and from time to time,

- (a) acquire land within the municipality;
- (b) hold land heretofore or hereafter acquired; or
- (c) sell, lease or otherwise dispose of land so acquired or held when no longer required,

provided that it has an Official Plan with provisions relating to the acquisition of land, and those provisions have been approved by the Minister (of Housing) since the coming into force of this section of the Planning Act in 1974.

In a joint planning area, the designated municipality may, with the Ministers approval, exercise the powers described above in respect of land acquisition. The acquired land need not be within its own municipal boundaries. Any county or municipality may contribute towards the cost of acquiring land under this section.

Section 22(3):

Where a municipal Council had passed a by-law designating an area as a redevelopment area (defined by Sect. 22(1)(b)) and it has been approved, the municipality may (with the Ministers approval):

- (a) acquire land in the area;
- (b) hold land acquired before or after the passing of the by-law; and
- (c) clear, grade or otherwise prepare the land for redevelopment.

Section 35(b)(6):

The Council may acquire any land, building or structure used or erected for a purpose that does not conform with a by-law passed under this section and any vacant land having a frontage or depth less than the minimum prescribed for the erection of buildings and the council may dispose of any such land, building or structure.

B. Powers Under the Municipal Act

Section 5:

Section 5 applies to ALL ACTS giving powers to acquire land. It states:

"Where power to acquire land is given to a municipal corporation, by this Act or any other, it includes power to acquire by purchase or otherwise, and to enter on and expropriate."

Section 33(b):

The Council of a municipality can pass by-laws for acquiring or expropriating any land required for purposes of the corporation, and for erecting and repairing buildings thereon, and for making additions to or alterations of such buildings, and may sell or otherwise dispose of such buildings when no longer needed.

Section 366(3):

If, in exercising its power to acquire or expropriate land, it appears to the council that it can acquire a larger quantity of land at a more reasonable price and on more advantageous terms than those upon which it could get part of the land it immediately needs for its purposes, Council may acquire or expropriate such larger quantity and may thereafter sell and dispose of the part which it does not require.

1. Notes on the Statutory Framework for Land Assembly and Housing Development Cont.

C. Ontario Municipal Board Act

The O.M.B. Act is a constraint on Municipal activities. By virtue of sections 39, 64(4) and 65 of this Act, a municipality may apply to the OMB for approval of expropriation of land for financing of projects prior to the passing of by-laws authorizing such projects. (Re Westminster and London (1974), 5 O.R. (2d) 401, 50 D.L.R. (3d) 481).

* * *

A Municipality NOT wishing to assemble land itself, can seek senior government assistance under the following Acts:

D. Ontario Land Corporation Act

Section 13:

The objects of the Corporation are to assist in the promotion of community and industrial development of land in Ontario by the acquisition of land and the disposal of it to persons in the private and government sectors for residential, community, industrial, governmental and commercial development and, without limiting the generality thereof, in the carrying out of those objects the Corporation has the power to:

- (a) purchase, lease, take in exchange or otherwise acquire lands or interests therein, together with any building or structures on the lands;
- (b) sell, lease, exchange, mortgage, or otherwise dispose of the whole or any portion of the lands and all or any of the buildings or structures that are then or may after be erected upon the lands and to take such payment or security therefor as may be necessary or desirable ;
- (c) Lend and invest money on security of real estate and to sell, mortgage , or otherwise dispose of mortgages ;
- (d) Subscribe for, purchase, invest in, sell, assign or otherwise deal in shares, stocks, bonds, debentures,

notes and other securities of any government or municipal corporation, or of any corporation whose objects include the buying and selling of land.

- (e) do anything that, in the opinion of the Board, can be done advantageously by the Corporation in connection with or ancillary to the objects of the Corporation set out in clauses a, b, c, and d.

E. The Ontario Housing Corporation Act (R.S.O. c. 317).

This Act authorizes the Ontario Housing Corporation to acquire and hold real property from time to time. (Sect. 6(4)).

F. Powers to Expropriate: The Expropriation Act (R.S.O. 1970, c. 154)

In addition to the powers to assemble land, municipalities also have the power to expropriate land (as does the Minister of Housing) for housing purposes. However, it is a requirement that compensation be paid to the owner for expropriated land:

Section 25(2):

The expropriating authority shall base its offer of compensation made under subsection 1 upon a report appraising the market value of the lands being taken, and damages for injurious affection and shall serve a copy of the appraisal report upon the owner at the time the offer is made.

The appraisal report should be a substantially detailed, written (and not mimeographed) document. (Re. Bamborough et.al. and Minister of Housing for the Province of Ontario wt. al. (1975) 5 O.R. (2d) 386).

G. Financing Land Assembly

Municipalities may seek funds for land assembly from the Central Mortgage and Housing Corporation (CMHC) under Sections

1. Notes on the Statutory Framework for Land Assembly and Housing Development cont..

42 and 40 of the National Housing Act (NHA).

Under these sections, CMHC provides financial assistance to provincial and municipal governments wishing to assemble and develop land for residential and related purposes, or to establish land banks for future development of a predominantly residential nature. Funding is available, however, only to those municipalities whose goals and policies are designed to assure a continuing supply of serviced land for residential development. In addition, all profits derived from the disposal of the land must be returned to the project to finance community facilities.

Section 42 authorizes CMHC to make low interest loans to a province, a municipality, or a publically-owned housing agency covering the major percentage of the cost of assembling and developing land for housing or related purposes. The loan may not, however, exceed 90% of the cost of acquisition, clearance, planning and servicing of the land as determined by CMHC. The loan can be used to acquire land to be leased on a long term basis, with a lease of up to 50 years. In other circumstances, however, 25 years is the maximum lease term allowed. The prices and terms of sale or lease of the resulting serviced land may be established by the municipality, as CMHC does not share in either the resulting profits or losses.

A constraint on the loan is, however, that where a proposal involves displacement of low income families, the municipality must provide replacement accommodation at least equal to the number of dwellings removed or demolished.

Section 42: Federal-Provincial Partnership

For municipalities who do not wish to develop their own land assembly programme, a provincial agency (OHC or OLC) may assemble land in their municipality on their behalf.

Section 40 of the NHA involves a cost sharing agreement whereby 75% of the capital cost is assumed by the federal government and the remaining 25% by the provincial partner. Proceeds of any lots sold are shared on the same basis, and the cost of municipal services not recovered by general taxation, are included in the sale price of the lots, or may be recovered through government charges over a period of time.

1.2 HOUSING DEVELOPMENT

A- Housing Development Act, R.S.O. 1970, c. 213, as amended 1972, c. 129; 1974 c. 31; 1976, c. 44.

Section 1 - Building Development:

A project or undertaking designed to provide, or to facilitate in any way, the provision, repair, rehabilitation or improvement of housing accommodation with or without public buildings, recreational facilities, industrial and commercial buildings for space appropriate therefor.

Building Development Corporation is a corporation authorized to undertake building development approved by the Cabinet. It includes any authority established by a municipality.

Section 2:

Cabinet may guarantee loans, advance money, etc. for building development, for the acquisition and rehabilitation of housing units and for urban renewal.

Section 3 - Research:

The Minister may make grants in aid of housing studies and research.

Section 5:

Notwithstanding any other Act, any municipality with the approval of the Provincia

1. Notes on the Statutory Framework for Land Assembly and Housing Development cont'd.

Government, may advance moneys or guarantee moneys to be advanced to any building development and may issue debentures therefor.

Section 6, 8:

Municipalities, the province and the federal government may cooperate in joint housing projects. A housing corporation may carry out and manage a housing project.

Section 7:

The Minister may expropriate land for a housing project.

Section 9:

Privately-owned housing may be leased by a corporation for low income families.

Section 12(1):

The Ontario government specifically encourages municipalities to enter the sphere of non-profit housing. A municipality alone or with one or more persons, may incorporate one or more non-profit housing corporations having as its object the provision and operation of housing accommodation...for persons of low or modest income at rentals below the current rental market in the area in which the accommodation is located.

Section 16:

If there is an official plan in effect in a municipality that includes provisions relating to the provision of housing, which provisions have been approved by the Minister subsequent to the coming into force of this section, or if the council of a municipality has adopted a policy statement containing provisions relating to the provision of housing, which statement has been approved by the Minister, the council of the municipality may,

- (a) acquire and hold land, with or without buildings thereon within the municipality for the purpose of a housing project;

- (b) survey, clear, grade, subdivide, service and otherwise prepare such land for the purpose of the project; and,
- (c) sell, lease or otherwise dispose of such land for a nominal or other consideration for housing purposes.

In addition to grants or loans for capital projects, a municipality may subsidize rent and other payments:

Section 17(a):

Municipalities (with the Minister's approval) can enter into agreements with any person or government authority for sharing or contributing to the capital cost of maintenance of a housing project or for providing financial assistance to or for the benefit of any occupant (or class of occupant) of housing accommodation to assist in the payment of rent, mortgage payments or other charges relating to such occupancy.

NB: Under the OMB guidelines, the recommended maximum total debt to total assessment ratio is 25%: total carrying charges on debenture debt must be less than 25% of property taxes.

Section 17(b):

A municipality may enter into an agreement with any person or governmental authority undertaking a housing project to provide that certain specified uses of land are maintained adjoining the project for a specified period.

Section 18:

In an emergency, a municipality may erect temporary housing accommodation.

B. The National Housing Act

Section 2 - Definitions:

Family housing unit

Family housing unit means a unit providing therein living, sleeping, eating, food preparation and sanitary facilities for one family, with or without other essential

1. Notes on the Statutory Framework for Land Assembly and Housing Development cont'd.

facilities shared with other family housing units.

Farm

Farm means land used for any tillage of the soil, including livestock raising, dairying and fruit growing.

House

House means a building, together with the land upon which it is situated, intended for human habitation comprising not more than two family housing units.

Multiple-family dwelling

Multiple-family dwelling means a building containing three or more family housing units.

One-family dwelling

One-family dwelling means a house consisting of one family housing unit not attached to or forming part of any other house.

Semi-detached dwelling

Semi-detached dwelling means a family housing unit joined by a common or party wall to one other family housing unit.

Part I

Section 5-12 - Mortgages:

Part I deals with insured mortgage loans.

Part II

Rental housing:

Section 13:

C.M.H.C. may contract with builders to guarantee rentals from low income housing of over 7 units.

Section 14:

Rental housing projects may be financed to 85% of their cost.

Section 15:

Low rental housing projects may be

financed by C.M.H.C. loans for up to 95% of the lending value of the project.

Section 15.1:

For charitable, cooperative or municipally-owned projects, the maximum loan may be 100% of the lending value of the project.

Section 16:

C.M.H.C. may make loans for low or moderate cost housing in connection with mining, lumbering or fishing.

Part III

Neighbourhood Improvement

Section 27.1:

C.M.H.C. may make loans for improving the amenities of neighbourhoods and the housing and living conditions of the residents. A detailed description is given of the condition under which an agreement may be made for a loan.

Section 27.2:

The maximum C.M.H.C. contribution is 50% of the cost of most of the improvements, but only 25% of the cost of improving municipal or utility services.

Section 27.3:

C.M.H.C. may also help finance small-scale site clearance outside neighbourhood improvement areas for housing or recreational or social facilities.

Section 27.5:

Loans may also be made to the municipality.

Section 27.7:

No applications may be approved under this part after March 31, 1978.

Part IV

Home Improvement Loans

Section 28-33:

C.M.H.C. may guarantee bank loans for home improvement.

1. Notes on the Statutory Framework for Land Assembly and Housing Development cont'd.

Rehabilitation and Conversion

Section 34.1:

Loans may be made to the owners of family housing units for improvement and rehabilitation, but only in areas where standards of maintenance and occupancy have been adopted.

Home Ownership Loans

Section 34.15:

Loans may also be made to assist in the construction or acquisition of houses or condominium units by individuals.

Cooperative Housing

Section 34.18:

Loans or contributions may be made to assist cooperative housing associations.

Part V Research, etc.

Section 35:

C.M.H.C. is responsible for research into housing conditions for the promotion of improved housing and for encouraging the adoption of community plans.

Section 36, 37:

More specific descriptions of C.M.H.C. powers and responsibilities.

Part VI Public Housing

Section 40:

C.M.H.C. may undertake public housing projects jointly with any provincial agency.

Section 42-42:

C.M.H.C. may make loans to public housing agencies to acquire and service land for housing purposes, and to build or acquire public housing (Maximum 90%).

Section 44:

C.M.H.C. may make contributions to subsidize housing accommodation for persons of low income.

Part VII Student Housing

Section 47:

C.M.H.C. may make loans to a municipality, provincial agency, hospital, school board, university, cooperative association or charitable corporation for student housing projects (Maximum 90%).

Part VIII Rural Housing Mortgages

Section 1:

The Rural Housing Finance Corporation exists to invest mortgage money for the assistance of housing construction in rural villages, hamlets and other rural areas.

Part IX Elderly Persons

Section 1:

The Minister may make grants to assist projects of low rental housing for the elderly.

Section 2:

The maximum amount of such grant is the lesser of \$500 per unit or 50% of the capital cost not financed under the National Housing Act.

2. NOTES ON REDEVELOPMENT - SECTION 22 OF THE PLANNING ACT

SOURCE: A GUIDE TO THE PLANNING ACT, MINISTRY OF HOUSING, 1977

Section 22(2):

Designation of a Redevelopment Area

The council of a municipality that has an official plan may, by by-law and with the approval of the Minister, designate a redevelopment area, which may comprise the whole or any part of the municipality covered by the official plan.

No redevelopment area may be altered or dissolved without the Minister's approval.

Section 22(3):

Acquisition and Clearance of Land

When a by-law to designate a redevelopment area has been passed and approved, the municipality may, with the Minister's approval,

- a) acquire land within the redevelopment area;
- b) hold land acquired before or after the passing of the by-law within the redevelopment area; and
- c) clear, grade or otherwise prepare the land for redevelopment.

Section 22(4):

Withdrawal of Minister's Approval

If, at any time before a redevelopment plan for a redevelopment area has been approved by the Minister, the Minister is not satisfied with the progress made by the municipality in acquiring land or in preparing a redevelopment plan, he may withdraw his approval and thereupon the designating by-law ceases to have effect and the redevelopment area ceases to exist.

Sections 22(5) and (6):

Adoption of Redevelopment Plan

When a by-law to designate a redevelopment area has been passed and approved, the council may, with the Minister's approval, adopt by by-law a redevelopment plan. No such plan may be approved by the Minister unless it conforms to the Official Plan.

Section 22(7):

Amendment of Redevelopment Plan

A redevelopment plan may be amended by by-law, with the approval of the Minister.

Section 22(8):

Powers Re Building and Re Land

For the purpose of carrying out any feature of a redevelopment plan, the municipality may, with the Minister's approval,

- a) construct, repair, rehabilitate or improve buildings and sell, lease or otherwise dispose of such buildings and the land appurtenant to them; and
- b) sell, lease or otherwise dispose of any land in the redevelopment area to any person or governmental authority for use in conformity with the redevelopment plan.

Section 22(8a):

Grants or Loans to Owners

The municipality may make grants or loans to property owners in a redevelopment area to pay for all or part of the cost of rehabilitating properties in conformity with the redevelopment plan. Such loans may be recovered, with interest, over a period of time as payments added to the municipal tax bill. A certificate describing the loan may be registered against the land in the registry of land titles office, and a subsequent certificate may be registered to record that the loan has been repaid in full.

Section 22(9):

Sale and Lease of Land in Redevelopment Area

If the municipality disposes of land or buildings in a redevelopment area before a zoning by-law amendment is passed to regulate development, in accordance with the redevelopment plan, the person or authority acquiring the property must sign an agreement with the municipality that he will maintain the property in conformity with the redevelopment plan.

2. NOTES ON REDEVELOPMENT - SECTION 22 OF THE PLANNING ACT

However, the municipality may, with the Minister's approval, lease land or buildings during the period of the redevelopment plan for any purpose whether or not it conforms to the redevelopment plan, for a term of not more than three years.

3. NOTES ON MAINTENANCE AND OCCUPANCY BY-LAW - SECTION 36 OF THE PLANNING ACT

Section 36(1)-(3), and (23):

Authority for a By-Law

If a municipality has an approved policy relating to property conditions, it may pass a maintenance and occupancy by-law. The approved policy would normally form part of the official plan but if there is no official plan, the council may adopt a policy statement on property conditions and occupancy, and submit it to the Minister for approval.

A maintenance and occupancy by-law prescribes standards and prohibits the use of property that does not conform to the standards. It may require all sub-standard properties to be repaired and made to conform to the by-law, or else to be torn down and the site to be levelled.

The by-law may apply to an entire municipality or to any portion of it and it must provide for the establishment of a property standards committee to hear appeals.

A maximum penalty of \$500 may be imposed on a property owner for each day he is in contravention of an order that is final and binding.

Section 36(4) and (5):

Inspection

An authorized property standards officer may, in the course of his duties, enter and inspect any property at all reasonable times and upon producing proper identification. However, he may not enter any place used as a dwelling without the consent of the occupier unless he has a search warrant.

Section 36(6):

Notice of Violation

If, after inspection, a property is found by a property standards officer to be below standard, the officer must serve notice on the owner describing the deficiencies. The notice must

either be served personally or be sent by registered mail to the owner and to all persons having an interest in the property, such as mortgage holders. Occupants of the property may also receive a copy of the notice. If he is unable to serve notice on the owner, the officer may placard the property with the notice in a conspicuous place.

Section 36(7), (8), (9), and (10):

Violation Order

After giving the owner an opportunity to appear before the officer and make representations regarding the matters described in the notice, the officer may serve him with an order, either personally or by registered mail, or failing that, by placarding the property. The order must describe the repairs to be effected and give a time limit for compliance and also for the lodging of an appeal. It must state that the municipality may carry out the repairs at the owner's expense if he does not comply within the specified time. The order may be registered in the registry office or land titles office and may subsequently be discharged by a certificate from the municipal clerk when the requirements have been met.

Section 36(11)-(16):

Property Standards Committee

A property standards committee is established by the municipal council to hear appeals from the maintenance and occupancy by-law. It is composed of not fewer than three ratepayers of the municipality who hold office for such terms as may be set out in the maintenance and occupancy by-law. A member or employee of council or an employee of a local board other than a teacher is not eligible. The members elect a chairman and make provision for a secretary who must keep all records on file. They may receive compensation as provided by council.

A majority of the committee constitutes a quorum and the committee may adopt its own rules of procedure.

Section 36(17) and (18):

3. NOTES ON MAINTENANCE AND OCCUPANCY BY-LAW - SECTION 36 OF THE PLANNING ACT CONT'D.

Appeal to the Committee

When an owner or occupant is not satisfied with the terms of an order, he may appeal to the property standards committee by sending notice of appeal by registered mail to the secretary, within 14 days after service of the order. If no appeal is launched within the 14 day period, the order is considered to be confirmed.

The committee must hear the appeal and has the same powers as the property standards officer; it may confirm, quash or modify the order and it may extend the time for complying with the order.

Section 36(19):

Appeal from a Committee Decision

A decision of the property standards committee may be appealed to judge of the county or district court, by notifying the municipal clerk in writing and by applying for an appointment within 14 days of the committee's decision. The appellant may be the owner or the municipality or any person affected by the order. The judge appoints a time for a hearing and he has the same powers as the committee. His decision is final and binding.

Section 36(21):

Power of Municipality to Repair or Demolish

If the owner or occupant of property fails to comply with an order, the municipality has the right to demolish or repair the structure and is not liable to compensate the owner or anyone else by reason of such actions.

Section 36(22):

Certificate of Compliance

At the request of the owner, the property standards officer must issue a certificate of compliance, if upon inspection the property complies with the maintenance and occupancy by-law. The municipi-

ality may prescribe a fee payable for a certificate of compliance issued at the owner's request. The officer may also issue a certificate on his own initiative, but no fee may then be imposed.

Section 37(1)-(3):

Grants of Loans for Repairs

When a maintenance and occupancy by-law is in force, council may pass a by-law providing for the making of loans to persons who have received a notice to undertake repairs or clear their property. The amount of these loans, with interest, may be recoverable over a period of time as if they were part of municipal taxes. The municipal clerk is required to register in the registry or land titles office a certificate showing the amount loaned and the rate of interest. When the loan has been repaid in full, the clerk must register another certificate to that effect, thereby discharging the charge or lien against the property. The by-law also provide for making grants under similar circumstances.

4. SECTION 361 OF THE MUNICIPAL ACT

Editors' Note

Section 361 of The Municipal Act is included in this Resource Kit for purposes of convenience only, for the same purpose, the constituent subsections are preceded by topical subheadings which do not form part of the actual Statutes. For accurate reference, recourse should be had to the Ontario Statutes.

1. DESIGNATION OF IMPROVEMENT AREA AND BOARD OF MANAGEMENT

(1) The council of a local municipality may pass by-laws designating an area as an improvement area and may by by-law establish for any such area so designated a Board of Management to which may be entrusted, subject to such limitations as the by-law may provide, the improvement, beautification, and maintenance of municipally owned lands, buildings and structures in the area, beyond such improvement, beautification and maintenance as is provided at the expense of the municipality at large, and the promotion of the area as a business or shopping area.

(2) Notice of Intention

Before passing a by-law designating an improvement area, notice of the intention of the council to pass the by-law shall be sent by prepaid mail to every person occupying or using land for the purpose of or in connection with any business in the area who is shown in the last revised assessment roll of the municipality as being assessed for business assessment within the meaning of The Assessment Act.

(3) Petition Objecting to the By-Law

Unless a petition objecting to the by-law referred to in subsection 2, signed by at least one-third of the persons entitled to notice as set out in subsection 2, representing at least one-third of the assessed value of the lands in the area that is used as the basis for computing business assessment, is received by the clerk within two months next following the latest day of the mailing of any such

notices, the council may pass the by-law, but, if such a petition is received by the clerk within such time, the council shall not pass the by-law.

(4) Sufficiency of Petition to Be Determined by Clerk

The sufficiency of the petition described in this section shall be determined by the clerk and his determination shall be evidenced by his certificate and when so evidenced is final and conclusive.

(5) Effect of Petition Objecting to By-Law

Where the council has preceeded under this section and has been prevented from passing the proposed by-law by reason of petition objecting thereto having been presented under subsection 3, the council may again proceed under this section in respect of the area to be designated by any such by-law at any time after the expiry of the two years next following the presentation of the petition. R.S.O. 1970, c. 284, s. 361 (1-5).

(6) Board of Management

A Board of Management established under subsection 1 is a body corporate and shall consist of not fewer than three and not more than seven members appointed by council, at least one of whom shall be a member of the council and the remaining members shall be persons qualified to be elected as members of the council assessed for business assessment in respect of land in the area or nominees of corporations so assessed. R.S.O. 1970, c. 284, s. 361 (6); 1972, c. 124, s. 11.

(7) The Board's Term of Office

Each member shall hold office for a period of one year from the time of appointment, provided he continues to be qualified as provided in subsection 6.

(8) Vacancy

Where a vacancy occurs from any cause, the council shall appoint a person qualified as set out in subsection 6 to be a member, who shall hold office for the remainder of the term for which his predecessor was appointed.

4. SECTION 361 OF THE MUNICIPAL ACT CON'D.

(9) Holding of Office and Reappointment

The members shall hold office until their successors are appointed and are eligible for reappointment on the expiration of their term of office.

(10) Estimates and Budget

A Board of Management established under subsection 1 shall submit to the council its estimates for the current year at the time and in the form prescribed by council and may make requisitions upon the council for all sums of money required to carry out its powers and duties, but nothing herein divests the council of its authority with reference to rejecting such estimates in whole or in part or providing the money for the purposes of the Board of Management and, when money is so provided by the council the treasurer shall, upon the certificate of the Board of Management, pay out such money to the Board of Management.

(11) Expenditure of Moneys

The Board of Management shall not expend any moneys not included in the estimates approved by the council or in a reserve fund established under section 308.

(12) Time Limitation of Indebtedness

A Board of Management established under subsection 1 shall not incur any indebtedness extending beyond the current year.

(13) Annual Report

On or before the 1st day of March in each year, a Board of Management shall submit its annual report for the preceding year to council, including a complete audited and certified financial statement of its affairs, with balance sheet and revenue and expenditure statement.

(14) Auditor and Auditing

The municipal auditor shall be the auditor of each such Board of Management and all books, documents, transactions, minutes and accounts of a Board of Management shall, at all times, be open to his inspection.

(15) Dissolution of Board

Upon the repeal of a by-law establishing a Board of Management, the Board ceases to exist and its undertakings, assets and liabilities shall be assumed by the municipality.

(16) Special Charges

The Council shall in each year levy a special charge upon persons in the area assessed for business assessment sufficient to provide a sum equal to the sum of money provided for the purposes of the Board of Management for that area, which shall be borne and paid by such persons in the proportion that the assessed value of the real property that is used as the basis for computing the business assessment of each of such persons bears to the assessed value of all the real property in the area used as the basis for computing business assessment.

(17) Collection of Special Charges

Any charge imposed under subsection 16 may be collected in the same manner and with the same remedies as provided by this Act for the collection of taxes upon business assessment.

(18) Approval of Ontario Municipal Board

No by-law designating an improvement area comes into force without the approval of the Municipal Board and as a condition of giving its approval the Municipal Board may by its order impose such restrictions, limitations and conditions with respect to such matter as may appear necessary or expedient.

(19) Repeal of By-Law

A by-law designating an improvement area may be repealed to take effect upon the 31st day of December in the year in which it is passed, and subsections 2, 3 and 18 do not apply to a repealing by-law passed under this subsection. R.S.O. 1970, c. 284, s. 361 (7-19).

5. ONTARIO HERITAGE ACT, 1974

THE ONTARIO GAZETTE

O. Reg. 187/77

THE ONTARIO HERITAGE ACT, 1974

O. Reg. 187/77.
Grants for Museums.
Made—March 23rd, 1977.
Filed—March 28th, 1977.

REGULATION TO AMEND ONTARIO REGULATION 837/74 MADE UNDER THE ONTARIO HERITAGE ACT, 1974

1. Subclause ii of clause *a* of subsection 1 of section 1 of Ontario Regulation 837/74 is revoked and the following substituted therefor:

(ii) a board of management appointed by the council of a municipality to operate a museum,

2. Section 2 of the said Regulation is amended by striking out "and" at the end of clause *a* and by adding thereto the following clause:

(c) "net receipts" means the aggregate of all moneys received in a calendar year less the amount of any grant paid in that year under this Part. O. Reg. 837/74, s. 2; O. Reg. 187/77, s. 2.

3. Clause *d* of section 3 of the said Regulation, as amended by subsection 1 of section 1 of Ontario Regulation 709/75, is further amended by striking out "and" at the end of subclause i, by striking out "or" at the end of subclause ii and inserting in lieu thereof "and", and by adding thereto the following subclause:

(iii) where the net receipts of an applicant in a calendar year exceed \$60,000, an amount equal to 10 per cent of the amount over \$60,000, but not to exceed \$60,000; or

.

4. The said Regulation is amended by adding thereto the following section:

REDUCTION IN GRANTS

14a. Where in any year the amount voted by the Legislature for the grants under this Regulation is insufficient to pay the grants in full, the Minister may make a *pro rata* reduction in the grants. O. Reg. 187/77, s. 4.

THE MINISTRY OF COLLEGES AND
UNIVERSITIES ACT, 1971

O. Reg. 837/74.
Grants for Museums.
Made—October 31st, 1974.
Filed—November 5th, 1974.

REGULATION MADE UNDER
THE MINISTRY OF COLLEGES AND
UNIVERSITIES ACT, 1971
THE ONTARIO HERITAGE ACT, 1974

O. Reg. 709/75.
Grants for Museums.
Made—August 27th, 1975.
Filed—September 3rd, 1975.

O. Reg. 187/77.
Grants for Museums.
Made—March 23rd, 1977.
Filed—March 28th, 1977.

REGULATION TO AMEND
ONTARIO REGULATION 837/74
MADE UNDER
THE ONTARIO HERITAGE ACT, 1974

GRANTS FOR MUSEUMS

INTERPRETATION

1.—(1) In this Regulation,

(a) "applicant" means,

- (i) a non-profit corporation having its head office in the Province of Ontario whose primary objects are the collection, exhibition and preservation of property of historical and architectural value,
- (ii) a board of management appointed by the council of a municipality to operate a museum, O. Reg. 187/77, s. 1.
- (iii) a public library board that operates a museum under *The Public Libraries Act*,
- (iv) a council of a band as defined in the *Indian Act* (Canada) that operates a museum, and
- (v) a conservation authority established by or under *The Conservation Authorities Act* that operates a museum;

(b) "museum" means an institution that,

- (i) is established for the purpose of conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment objects and specimens of educational and cultural value including historical, technological, anthropological or scientific material,
- (ii) is open to the public,
- (iii) is exempt from the payment of tax under *The Income Tax Act* and the *Income Tax Act* (Canada),
- (iv) is not an Art Museum, and
- (v) is not established primarily for the purpose of conducting temporary exhibitions.

(2) For the purpose of this Regulation,

- (a) one or more museums; or
- (b) the part of one or more museums,

that is considered appropriate by the Minister for administration by one curator shall be deemed to be one museum. O. Reg. 837/74, s. 1.

PART I

MAINTENANCE GRANTS

2. In this Part,

- (a) "curator" means the person who is responsible for the custody, maintenance and content of the historical objects in a museum and who has charge of the administration of the museum;
- (b) "gross receipts" means the aggregate of all moneys received in a calendar year. O. Reg. 837/74, s. 2.
- (c) "net receipts" means the aggregate of all moneys received in a calendar year less the amount of any grant paid in that year under this Part. O. Reg. 837/74, s. 2; O. Reg. 187/77, s. 2.

3. Where an applicant that,

- (a) operates a museum;
- (b) does not receive money for the operation of the museum from any other provincial agency; and
- (c) owns, maintains and displays a collection of artifacts in a building or structure,

applies in writing to the Minister before the 1st day of November in any year for a grant in respect of the operation of the museum for the preceding year, the applicant shall,

(d) where the museum is open to the public for at least 1,080 hours and at least 180 days of the year, including a minimum of twenty days in each of eight months of the year, be paid a grant of,

(i) the lesser of \$9,000 or the excess of the gross receipts of the museum in respect of the preceding year over the grant paid in such year under this Part or a predecessor thereof,
O. Reg. 709/75

(ii) the lesser of \$3,000 or one-third of the annual salary of each curator and assistant curator of the museum; and

(iii) where the net receipts of an applicant in a calendar year exceed
O. Reg. \$60,000, an amount equal to 10
837/74. per cent of the amount over \$60,000,
s. 2 but not to exceed \$60,000; or

(e) where the museum is open to the public for 360 or more hours and sixty or more days of the year but is not eligible for a grant under clause d, be paid a grant of,

(i) the lesser of \$6,000 or the excess of the gross receipts of the museum in respect of the preceding year over the grant paid in such year under this Part or a predecessor thereof, and

(ii) the lesser of \$2,000 or one-third of the annual salary of each curator and assistant curator of the museum.

O. Reg. 709/75

4. Where two or more applicants jointly operate a museum, the applicants shall, by agreement, determine the one of them that shall be deemed to operate the museum for the purposes of section 3.
O. Reg. 837/74, s. 4.

PART II

DEVELOPMENT GRANTS

5. In this Part,

(a) "approved cost" means that portion of the actual cost of a project approved by the Minister in respect of a museum and includes,

(i) fees that are approved by the Minister and paid to an architect and to technical consultants for their services,

(ii) wages, cost of materials, equipment and furnishings and installation thereof;

(b) "project" means,

(i) the acquisition and moving of existing buildings or structures and alterations and additions thereto,

(ii) the construction of a new building or buildings,

(iii) the renovation or alteration of existing buildings or structures, or

(iv) the construction, development, repair or renovation of a display program,

but does not include the establishment cost in respect of a new museum as defined in Part III. O. Reg. 837/74, s. 5.

6. An applicant that,

(a) operates a museum that is open to the public for at least 360 or more hours, and sixty or more days of the year;

(b) does not receive money for the operation of the museum from any other provincial agency; and

(c) owns, maintains and displays a collection of artifacts in a building or structure,

may apply for a grant in respect of a project.
O. Reg. 837/74, s. 6.

7.—(1) An application for a grant in respect of a project shall be made to the Minister, shall be accompanied by detailed plans for the project and shall set out such information as the Minister may require.

(2) No work on the project shall commence until the plans submitted under subsection 1 have been approved by the Minister. O. Reg. 837/74, s. 7.

8. The amount of a grant payable by the Minister to an applicant in respect of a project the plans of which have been approved by the Minister is the lesser of,

(a) \$5,000; or

(b) 50 per cent of the approved cost of the project. O. Reg. 837/74, s. 8.

9. A grant in respect of a project is payable when the project is completed to the satisfaction of the Minister. O. Reg. 837/74, s. 9.

10. An applicant is not eligible to receive a further grant under this Part in respect of a museum for which a grant has been paid under this Part until five years after the date of such grant. O. Reg. 837/74, s. 10.

PART III

ESTABLISHMENT GRANTS

11. In this Part "establishment cost" means the cost in respect of a new museum of,

- (a) land;
- (b) the construction of new buildings or the acquisition, moving, renovation or alteration of existing buildings or structures;
- (c) fees paid to an architect for his services and the services of his technical consultants;
- (d) equipment, furnishings, artifacts and displays including the installation thereof;
- (e) land surveys and soil tests;
- (f) paving and sodding;
- (g) financing charges; and
- (h) fees or salaries payable to a consultant or a curator in respect of his services performed before the opening of the museum. O. Reg. 837/74, s. 11.

12. Subject to section 13, where an applicant,

- (a) establishes a museum that it operates and is first open to the public on or after the 1st day of January, 1973;
- (b) owns, maintains, and displays a collection of artifacts in a building or structure; and
- (c) applies in writing to the Ministry for a grant,

the applicant shall be paid a grant of the lesser of,

- (d) \$5,000; or
- (e) 50 per cent of excess of the establishment cost over the sums received for the establishment of the museum from other provincial or federal agencies. O. Reg. 837/74, s. 12.

13. Where two or more applicants jointly operate a museum, the applicants shall, by agreement, determine the one of them that shall be deemed to operate the museum for the purpose of section 14. O. Reg. 837/74, s. 13.

14. A grant under section 12 is payable when the museum is open to the public and operating on a regular basis to the satisfaction of the Minister and is payable only once in respect of a museum. O. Reg. 837/74, s. 14.

REDUCTION IN GRANTS

14a. Where in any year the amount voted by the Legislature for the grants under this Regulation is insufficient to pay the grants in full, the Minister may make a *pro rata* reduction in the grants. O. Reg. 187/77, s. 4.

15. Ontario Regulation 720/73 is revoked. O. Reg. 837/74, s. 15.

(3982)

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6. RE: DELEGATION OF CONSENT GRANTING AUTHORITY - SECTION 30(A) AND 30(B) OF THE PLANNING ACT

Section 30(a):

The minister may by order delegate to a planning board of a planning area in a territorial district the authority of the Minister to give consents under section 29 in respect of any land within the planning area and where authority is delegated to a planning board the reference to the Minister in subclause ii of clause b and in clause c of subsection 1 section 29 shall be deemed to be a reference to such planning board.

A delegation made by the Minister under subsection 1 may be subject to such conditions as the Minister may by order provide and the Minister may by order withdraw any delegation.

Where the Minister has delegated his authority to a planning board under subsection 1, the provisions of subsections 6, 7, 11 and 12 of section 41 and subsection 3 to 20 of section 42 apply mutatis mutandis in respect of applications for consent and such planning board shall be deemed to be a committee of adjustment for the purpose of subsections 6 and 12 of section 29.

A planning board as referred to in subsection 3 may enter into agreements imposed as a condition to the giving of a consent in respect of land situate in territory without municipal organization and the provisions of subsection 12a of section 29 apply mutatis mutandis to any such agreement. 1976, c. 64, s. 1, part.

Section 30(b):

The Minister by order may constitute and appoint one or more district land division committees and may by order delegate thereto the authority of the Minister to give consents under section 29 in respect of such lands situate in a territorial district as are defined in the order, and, where authority is delegated to a district land division committee, the reference to the Minister in subclause ii or clause b and in clause c of subsection 1 of section 29 shall be deemed to be reference to such district land division committee.

The members of a district land division committee to be appointed under subsection 1 shall be selected at a meeting or meetings of the property owners and tenants of land in the district defined in the order made under subsection 1, and the procedure for calling such meeting or meetings, the number of members to be selected and the manner of conducting such selection shall be as prescribed by regulations made by the Minister, which regulations the Minister is authorized to make.

A delegation made by the Minister under subsection 1 may be subject to such conditions as the Minister may by order provide and the Minister may by order withdraw any delegation.

Where the Minister has delegated his authority to a district land division committee under subsection 1, the provisions of subsections 6 to 9 and 11 and 12 of section 41 and subsections 3 to 20 of section 42 apply mutatis mutandis and such district land division committee is deemed to be a land division committee within the meaning of subsections 6 and 12 of section 29.

A district land division committee may enter into agreement imposed as a condition to the giving of a consent in respect of land situate in territory without municipal organization and the provisions of subsection 12a or section 29 apply mutatis mutandis to any such agreement.

The members of a district land division committee appointed under this section shall be paid such remuneration as is provided for by the order appointing them.

The moneys received by a district land division committee by way of fees in respect of applications made to it shall be paid into the Consolidated Revenue Fund. 1975, c.64, s. 1 part.

SECTION XI

NEIGHBOURHOOD IMPROVEMENT PROGRAM - PARTICIPATING MUNICIPALITIES

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SECTION XII

BIBLIOGRAPHY

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Resources for Community Groups.

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It can be obtained from:

*Office of Community Consultation,
Ministry of Community & Social Services,
400 University Avenue,
Toronto, Ontario.*

*Guidelines for Public Recreation
Facility Standards.*

This booklet is designed to assist recreationists and planners in the provision of recreational facilities.

It can be obtained from:

*Sports and Recreation Branch,
400 University Avenue,
Toronto, Ontario.*

Ministry of Culture and Recreation.
KWIC Index to the Government of Ontario '75.

This publication contains a complete listing of the provincial programs available and is designed to help public servants, community groups and individuals in their efforts to contact the right sources of assistance.

It can be obtained from:

*Citizen's Inquiry Branch,
Ministry of Culture & Recreation,
Queen's Park, Toronto,
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All Together Now.

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It can be obtained from:

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60 Bloor Street West, 8th Floor,
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It can be obtained from:

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It can be obtained from:

*The Government Bookstore,
880 Bay Street,
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M7A 1N8.*

Cost: \$2.00.

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This inventory contains a brief description of each of the Federal government's unconditional and conditional grant programs, available to provincial and, in some cases, municipal governments.

It can be obtained from:

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